LOW-COST SUBURBAN HOMES

90 PLANS AND PHOTOGRAPHS
OF FINISHED HOUSES

House & Garden

ILLUSTRATED BOOKS

Low-Cost Suburban Homes

DESIGNS AND PICTURES OF SUBURBAN HOUSES THAT HAVE BEEN BUILT AT COSTS RANGING FROM $1,000 TO $10,000

BY

Representative Architects

ILLUSTRATED WITH 90 PLANS AND PHOTOGRAPHS

House & Garden

THE JOHN C. WINSTON CO., *Publishers*

PHILADELPHIA

LIST OF ARCHITECTS AND DESIGNERS

John P. Benson
William Draper Brinckle
E. S. Child
Walter P. Crabtree
E. G. W. Dietrich
J. W. Dow
Irving J. Gill
Elmer Grey
W. S. Hebbard
Myron Hunt
Homer Kiessling
Seymour E. Locke
A. W. Lord
George L. McElroy
G. Bertrand Mitchell
George Spencer Morris
Charles E. Patch
George T. Pearson
W. P. R. Pember
A. C. Richardson
Clarence E. Shepard
William Strom

The editor of HOUSE AND GARDEN will be glad to furnish to any one interested the addresses of the Architects whose work is published in this book.

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EDITOR'S NOTE

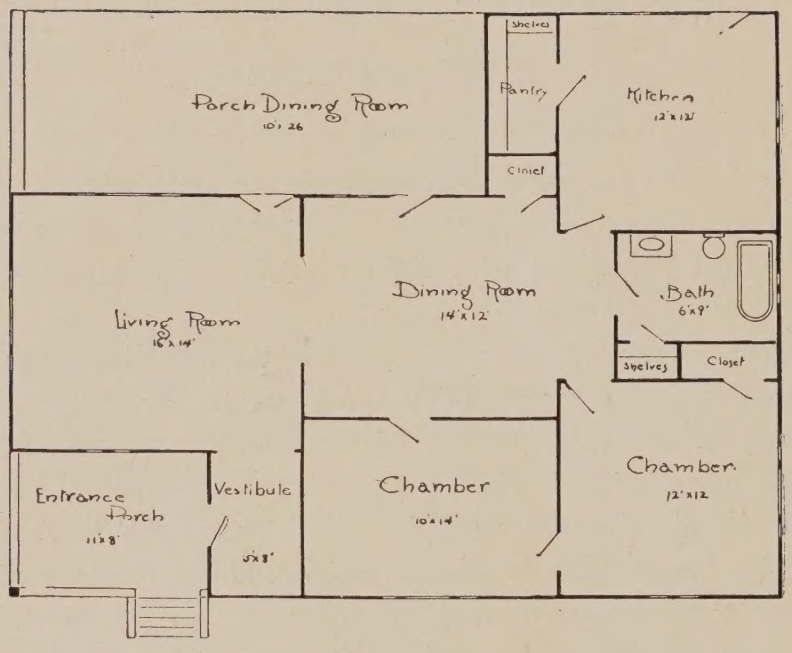
This little book has been published in response to many requests for a collection of good small house plans from persons who contemplated building in the country near a city, but who wished to get acquainted with different styles of architecture and arrangement before deciding the details of their own home.

Houses of greatly varying types are included in the following pages, and almost every ordinary problem of site or accommodation is represented by a successful solution. All the houses have actually been built, we are informed, and, so far as we know, have proved satisfactory to their owners. Most of them were designed to meet the requirements of the average American family, and are what is called "marketable." A few, however, are distinguished by some feature built to meet a special condition or fancy of the owner. They were selected from a great number of plans and none has been included unless it was deemed to have some particular merit of architectural style, convenient arrangement or economy of cost.

A brief description accompanies each plan and every house is pictured by one or more photographs, taken after it was built, in all cases where photographs were obtainable. An effort has been made to state the cost of building most of the houses, but it should be remembered that estimates, and even the builder's bills, are not always reliable guides outside the locality where they were made, owing to the difference in cost of many materials in different neighborhoods.

The editor desires to thank the several architects who have contributed to this little book, and can perhaps best thank them by testifying to his pleasure in looking over their designs.

A HOUSE FOR $1,000 DOLLARS



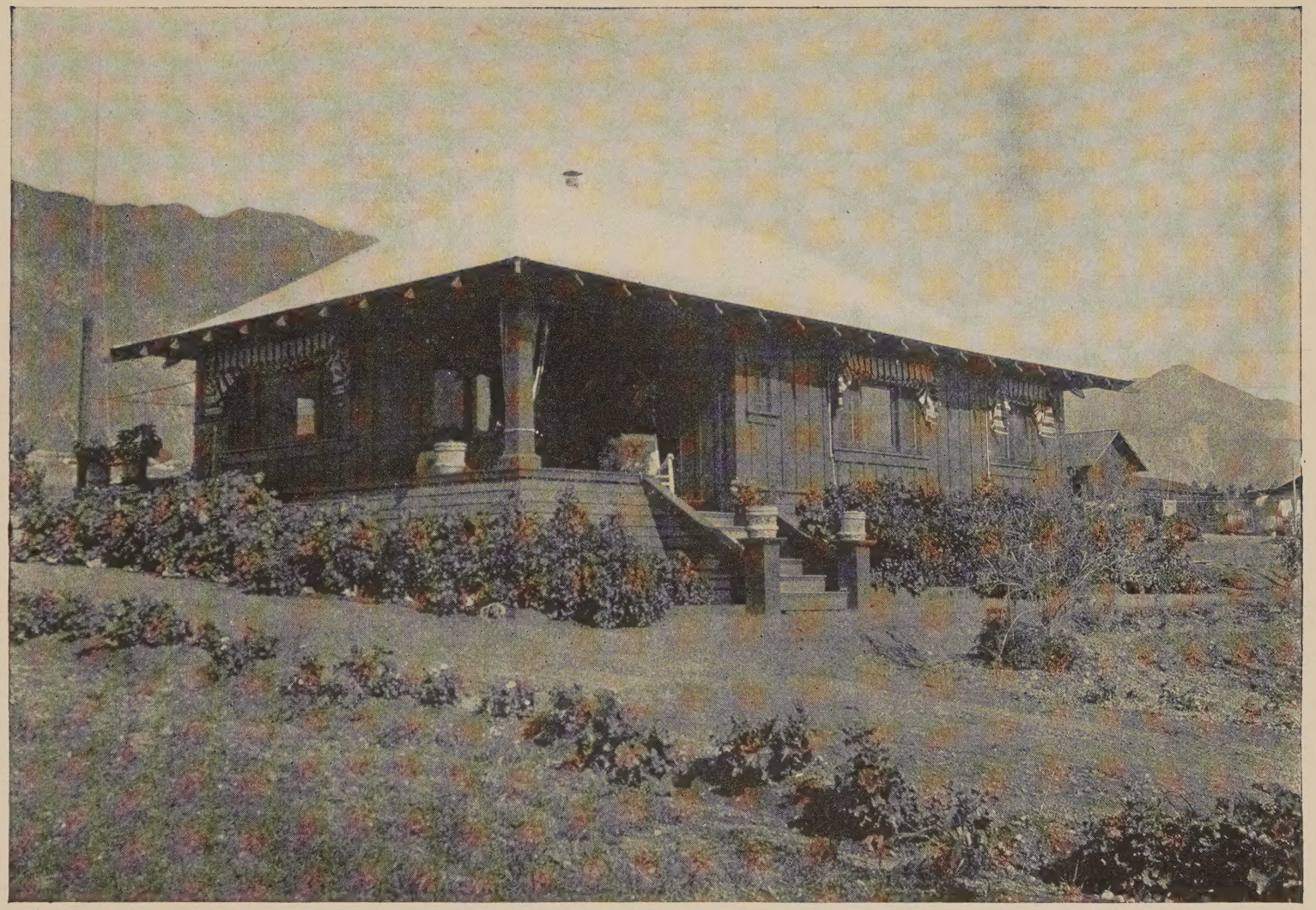
FLOOR PLAN.

On the outskirts of every city are possible site opportunities, unpromising lots which can often be bought very cheaply, and which, now that electric roads vein our country like arteries, can be reached in a few minutes. On such a plot this house was built.

The foundation of the house is of posts, set on blocks of cement, and is enclosed by planed boards placed horizontally. The walls are made of boards a foot wide, which are planed on the inside and rough on the outside. These are nailed to the framework at the top and bottom. Battens of unplaned wood two inches wide are used to cover the cracks between the boards on the outside. The roof has forty inch projecting eaves, and is shingled. Shakes are cheaper than shingles, and are frequently used for roofing, but such roofs often leak and prove unsatisfactory in other ways, thus shingles are advisable.

The house is unplastered. The inside finish is simple, consisting only of the planed side of the boards, which form the main walls. The cracks are covered with planed battens, two inches wide and three-quarters of an inch thick. Ceilings are constructed in the same way as the walls, excepting that beams, two by four, are used. These are both artistic and substantial in effect. A brace, one by three, circles each room about four feet from the floor. No other braces are necessary in these light-weight houses, for roof and floors strengthen and brace the structure sufficiently.

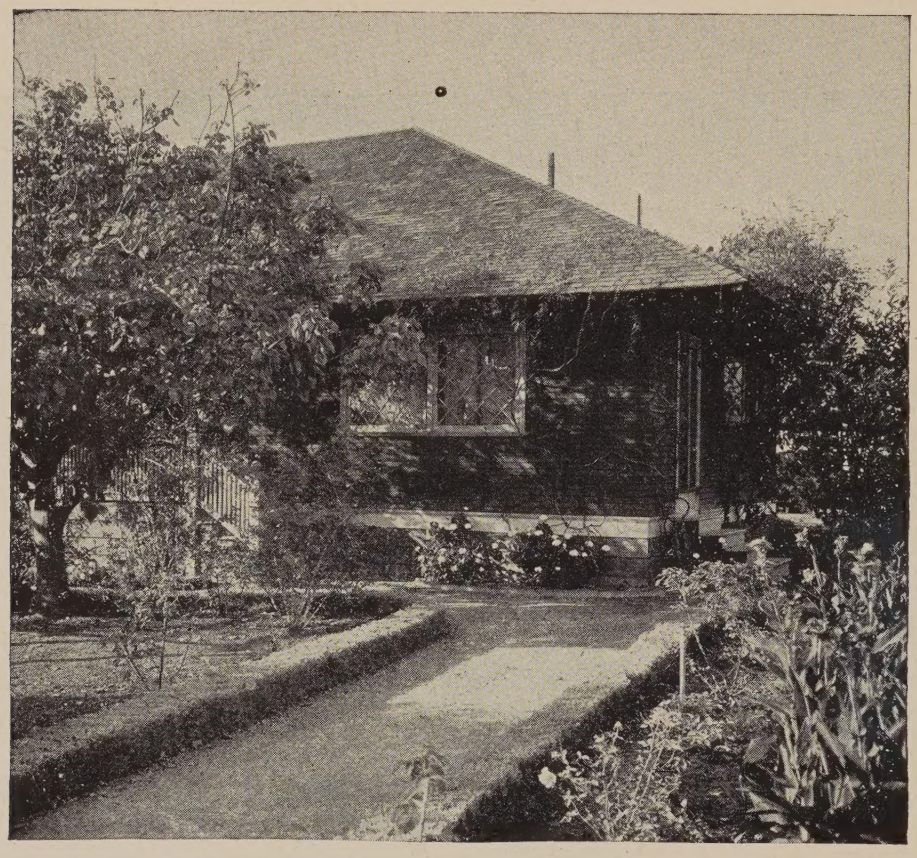
The house is complete and modern in every way, having the best of plumbing throughout, and is an excellent example of what can be done for $1,000.



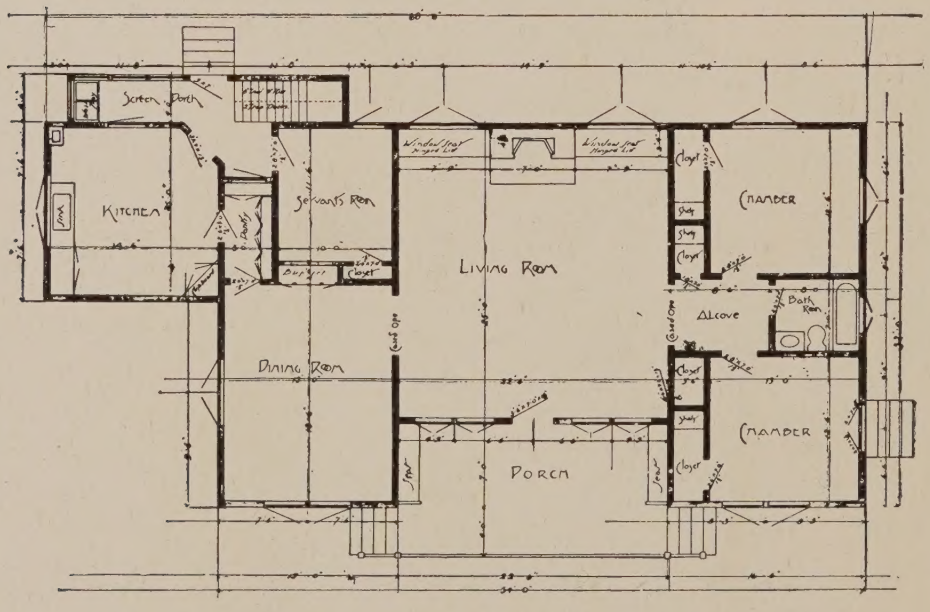
FRONT ELEVATION.

A CALIFORNIA BUNGALOW

Seymour E. Locke, Architect.



A Corner of the Bungalow.



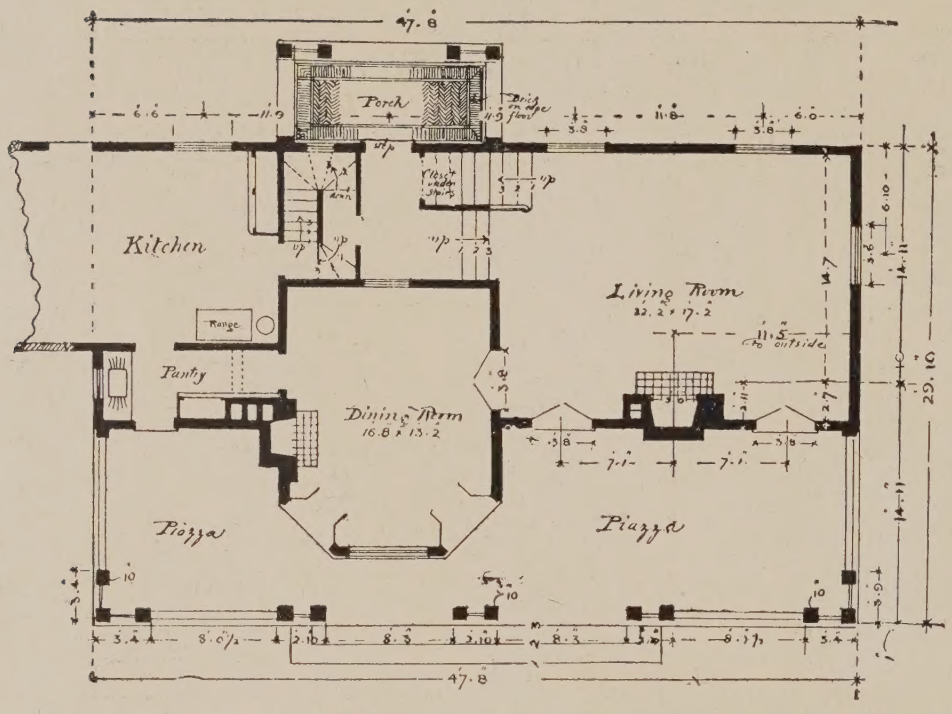
First Floor Plan of the Bungalow.

An inexpensive but exceedingly comfortable bungalow at Colegrove, California, screened by trees and covered with vines. The arrangement is typical, with simple detail and finish, but with modern conveniences and sanitary appliances. The bungalow is modified from the type of house found desirable in the tropics. The roof is broad and sloping, forming a shady porch, the floor well raised above the ground to avoid dampness.

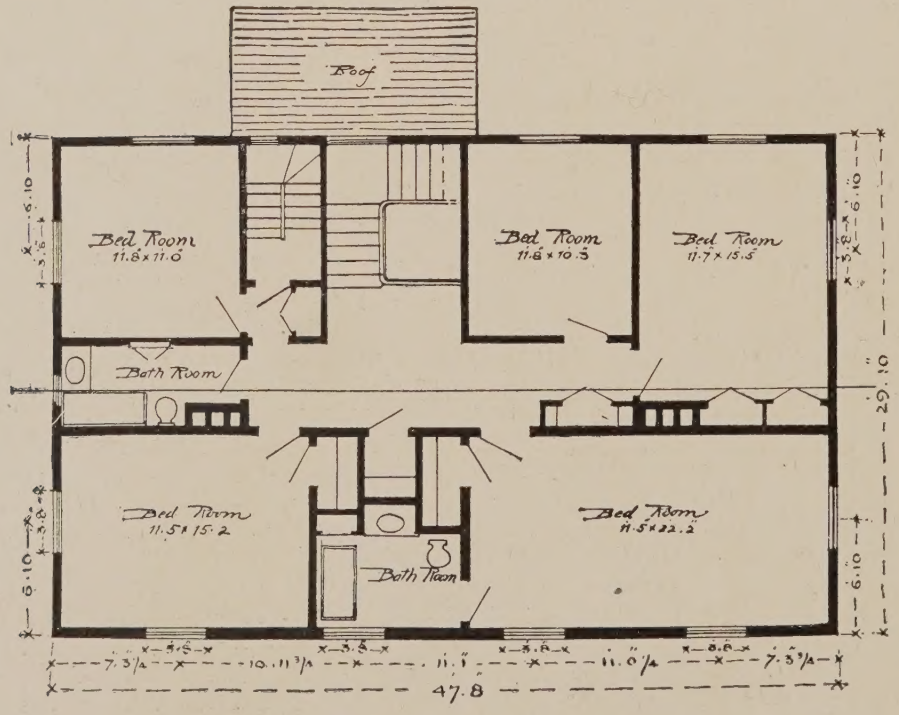
LIVING-ROOM IN THE CALIFORNIA BUNGALOW.

AN ARCHITECT'S COUNTRY HOME

A. W. Lord, Architect.



First Floor Plan.



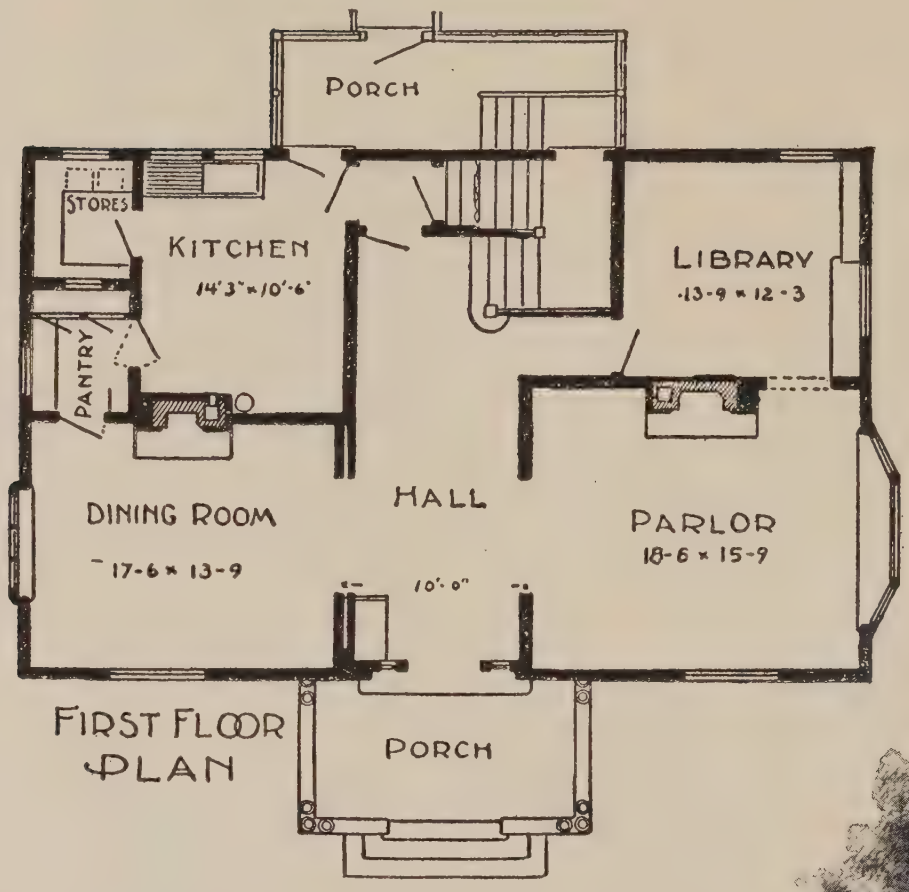
Second Floor Plan.

This house in Colonial style cost $5,000 several years ago; to-day it would demand about $2,000 more. The plan is modest but comfortable, with the entrance at the back of the house. In front the second floor forms the roof of a large and secluded piazza. Three bath-rooms are provided.

The Entrance is at the Back of the House.

A MODEST PASADENA HOME

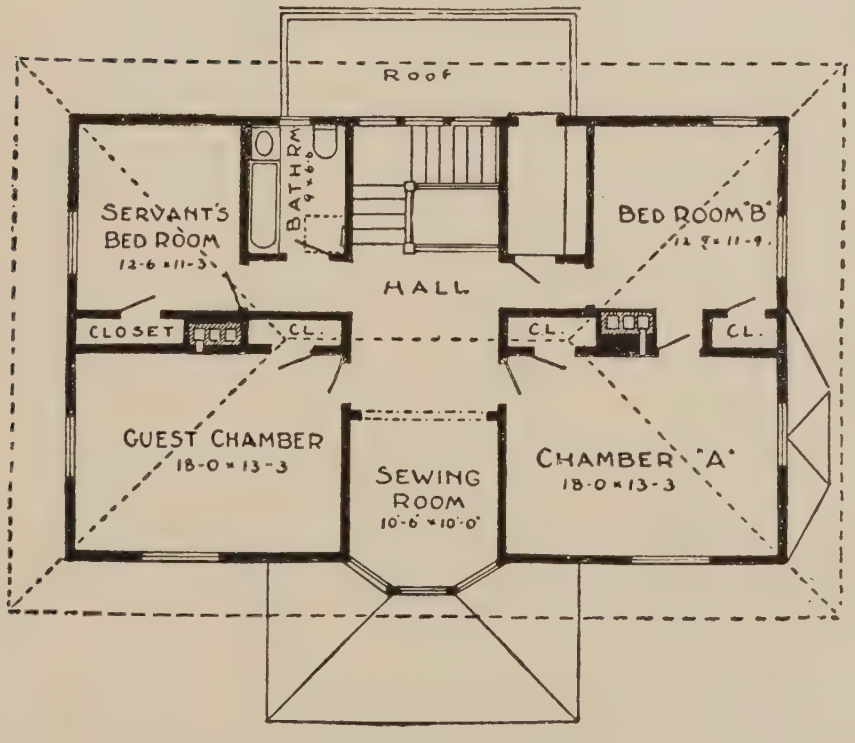
Seymour E. Locke, Architect.



The House Just After Completion.

Agreeable simplicity of exterior design, with compactness and economy of plan, permitted this house to be built for $3,500. The walls are clapboarded and with the roof stained brown. Outside trim is white. Inside the trim of parlor and library is painted white, the rest of the rooms natural finish Oregon pine.

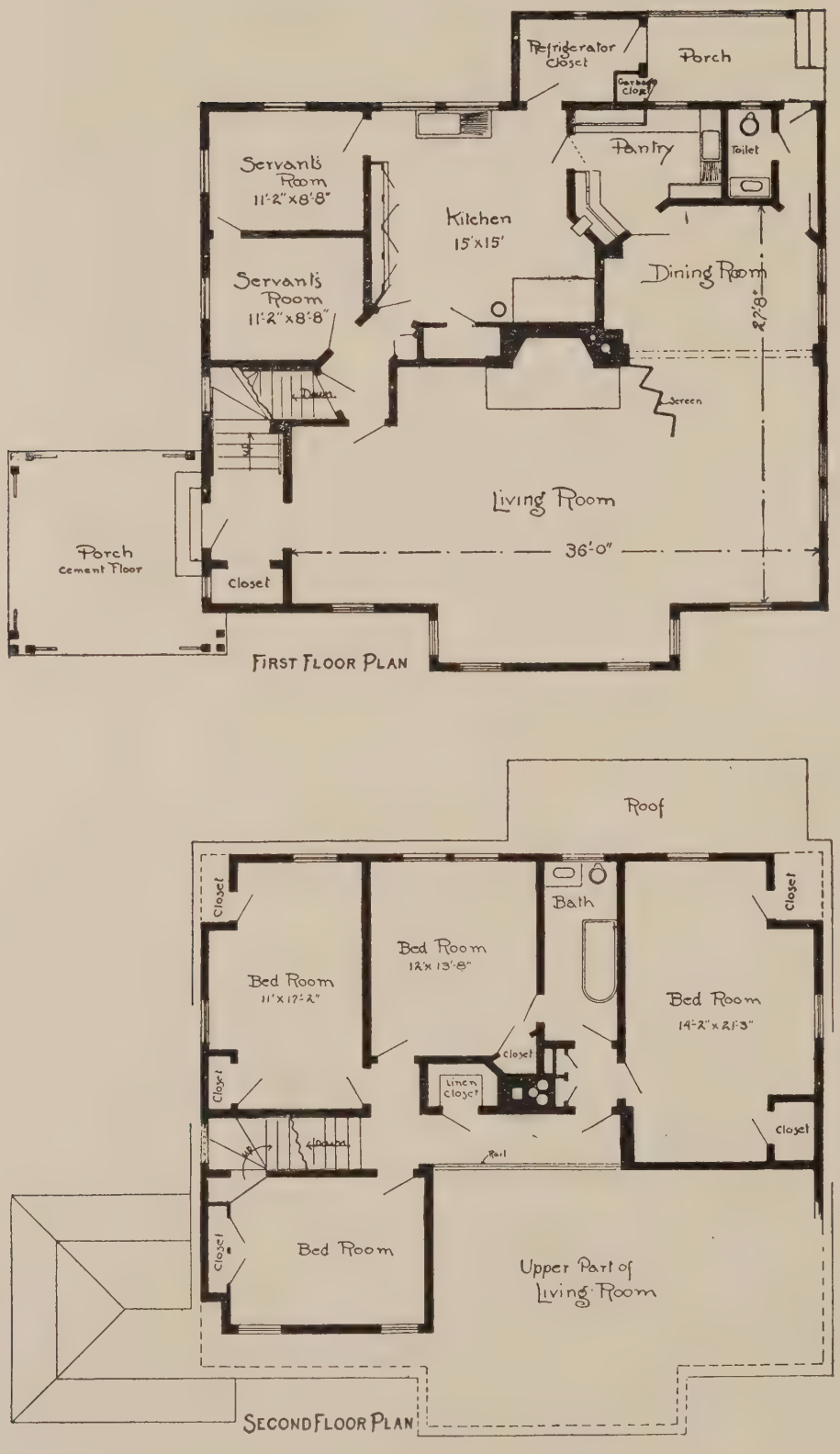
Corner of the Parlor Looking Into the Library.



Second Floor Plan.

A UNIQUE RESIDENCE

John P. Benson, Architect.

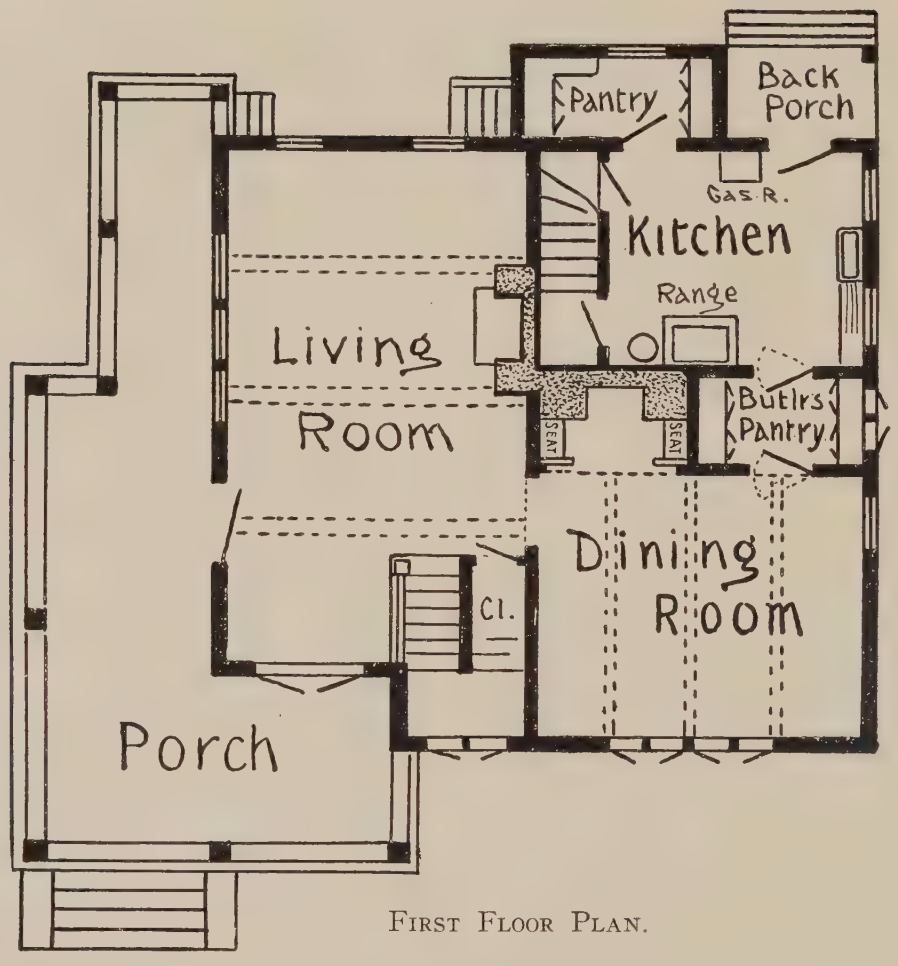


Little space in this house, at Flushing, L. I., is given to halls and stairways, while the livable portion has been made as comfortable as possible. The living-room is thirty-two feet long and two stories high, the ceiling lines being broken by the roof gable. Many windows and a fireplace ten feet wide make the room bright and cheerful. The upper hall is in the form of a balcony, which overlooks the living-room. One large play-room occupies the third floor.

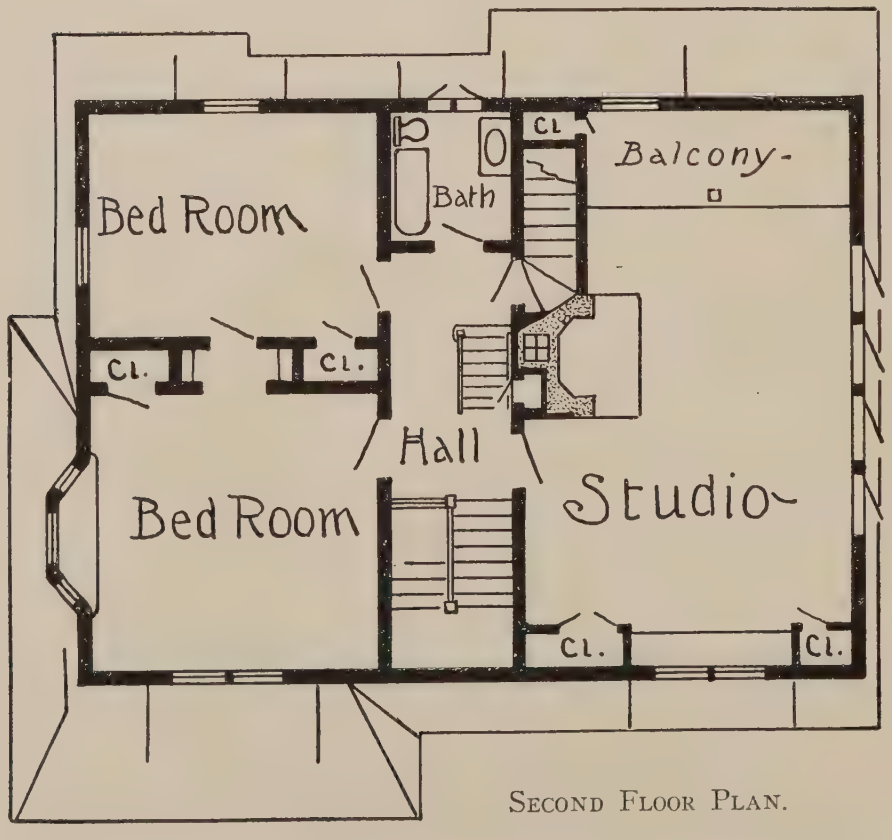
The Residence.

AN ARTIST'S STUCCO COTTAGE

G. Bertrand Mitchell, Designer.



First Floor Plan.



Second Floor Plan.

The studio was a prime consideration in planning this house. It is 28 x 16 feet, and fourteen feet high to a level where the gambrel roof is sheathed to make an air loft. Portland cement, mixed with sand and gravel, was used as a surface of the walls up to the eaves.

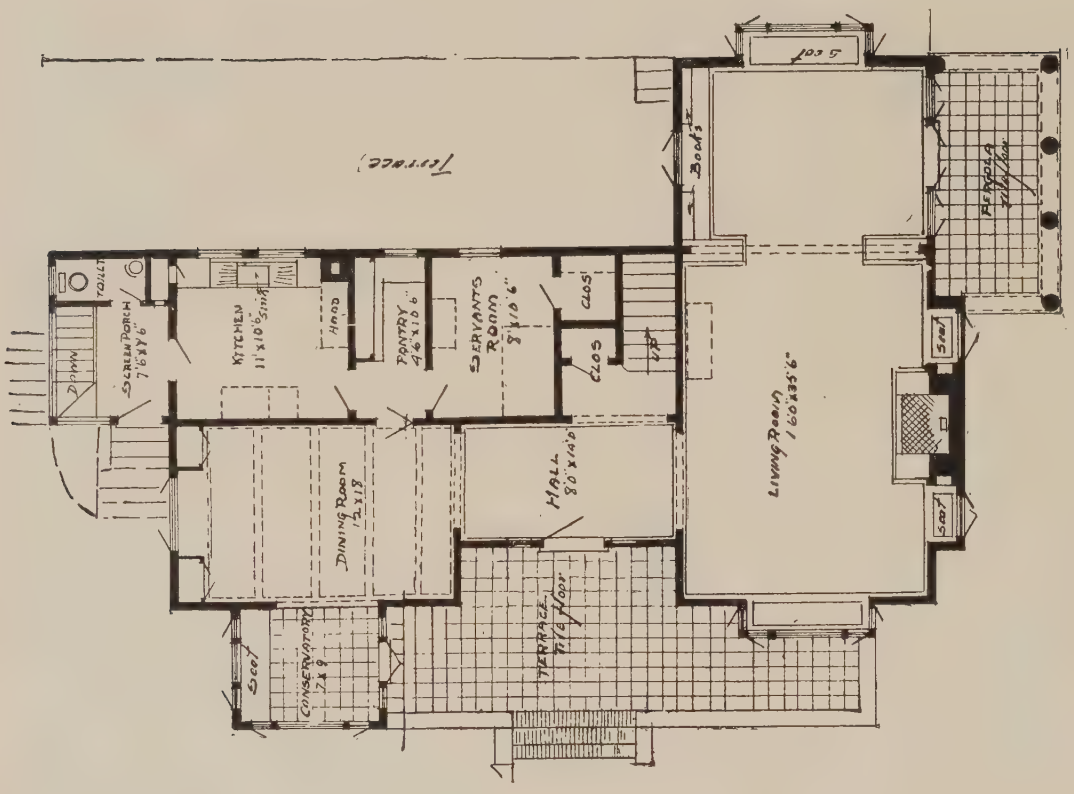
The House.

THE LIVING-ROOM.

The Dining-room Fireplace.

A PICTURESQUE HOUSE

W. S. Hebbard and Irving J. Gill, Architects.

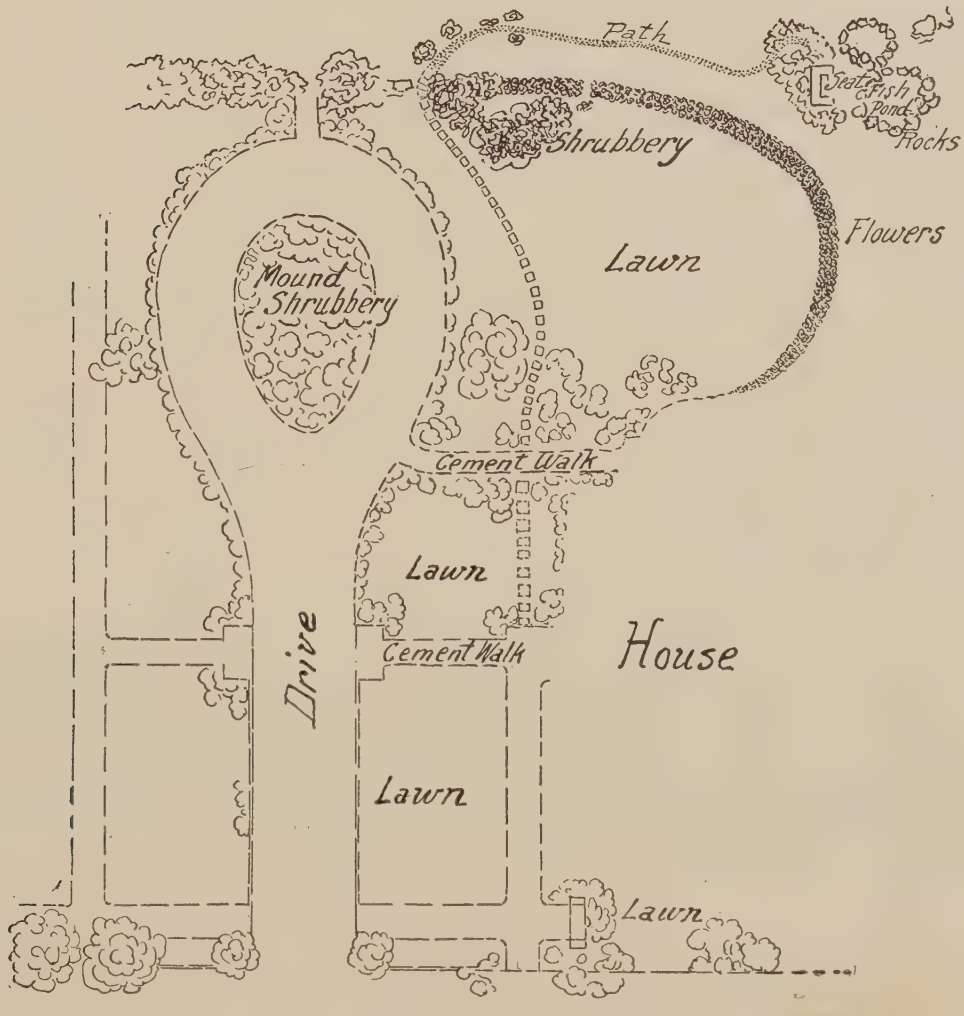


First Floor Plan.

Second Floor Plan.

The exterior is cement stucco, the roof covered with weathered gray shingles. The terrace walls and large chimney are of clinker brick.

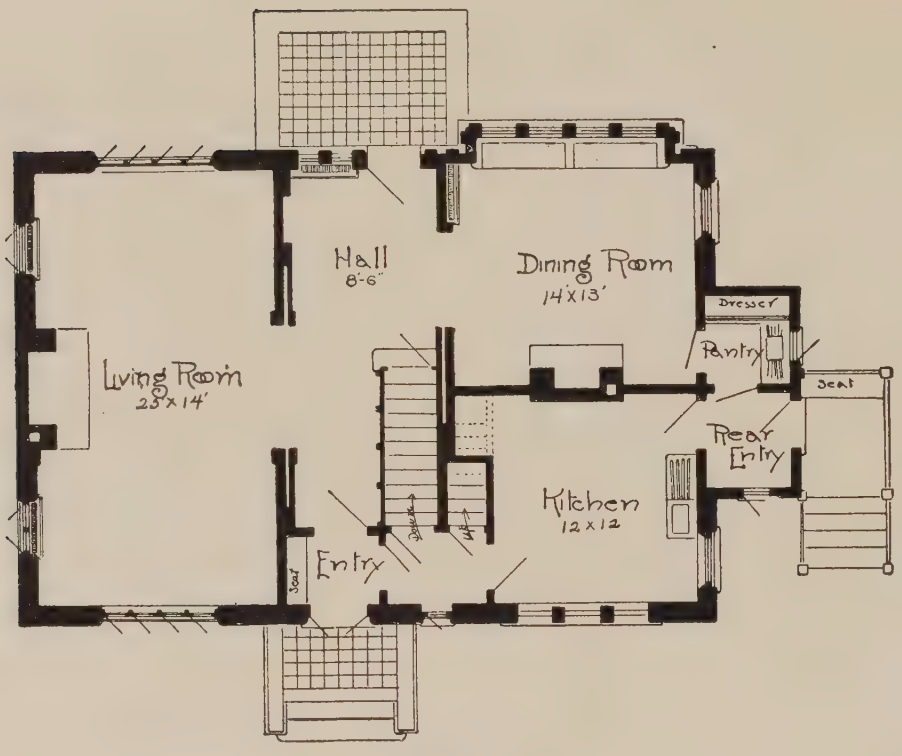
THE HOUSE FROM THE SOUTHWEST.



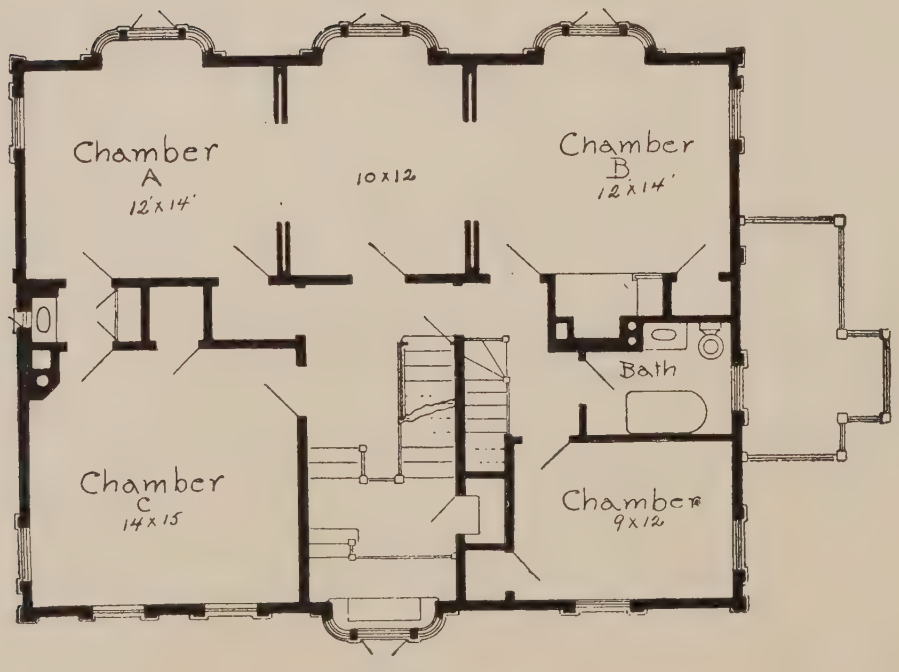
PARKING PLAN.

A BRICK AND STUCCO COTTAGE

J. W. Dow, Architect.



First Floor Plan.



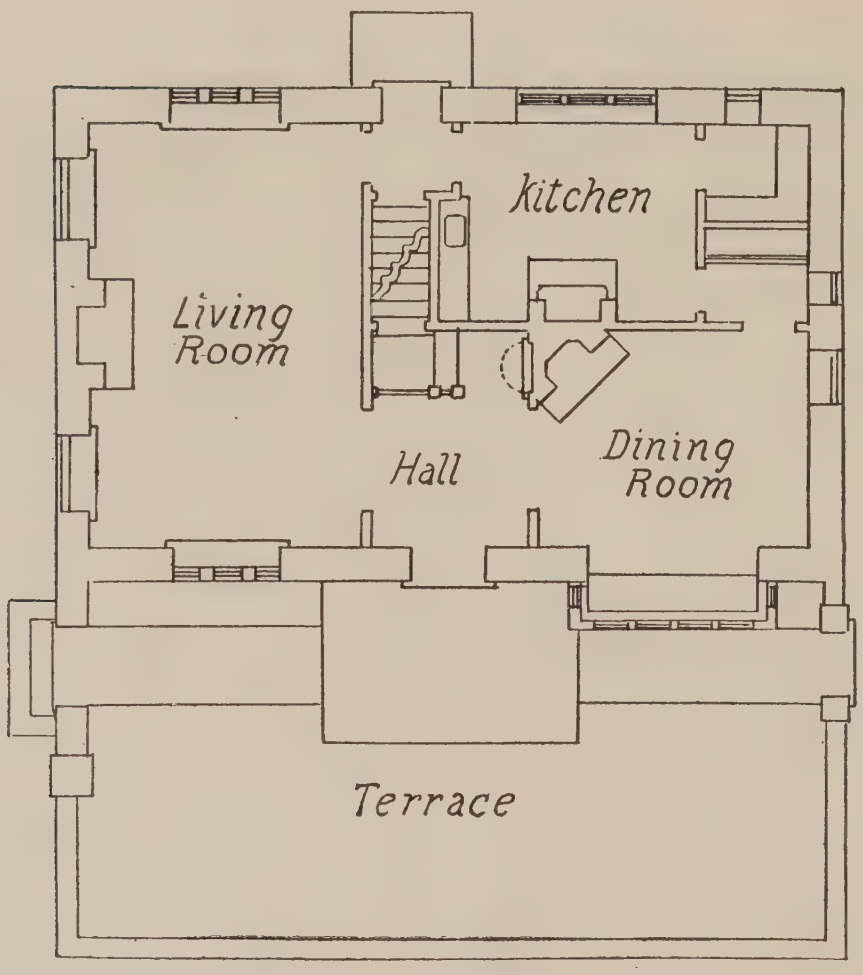
Second Floor Plan.

This attractive cottage has no front porch, but, as a substitute, opens in the rear upon the lawn. The interior arrangements are unusual but simple and convenient.

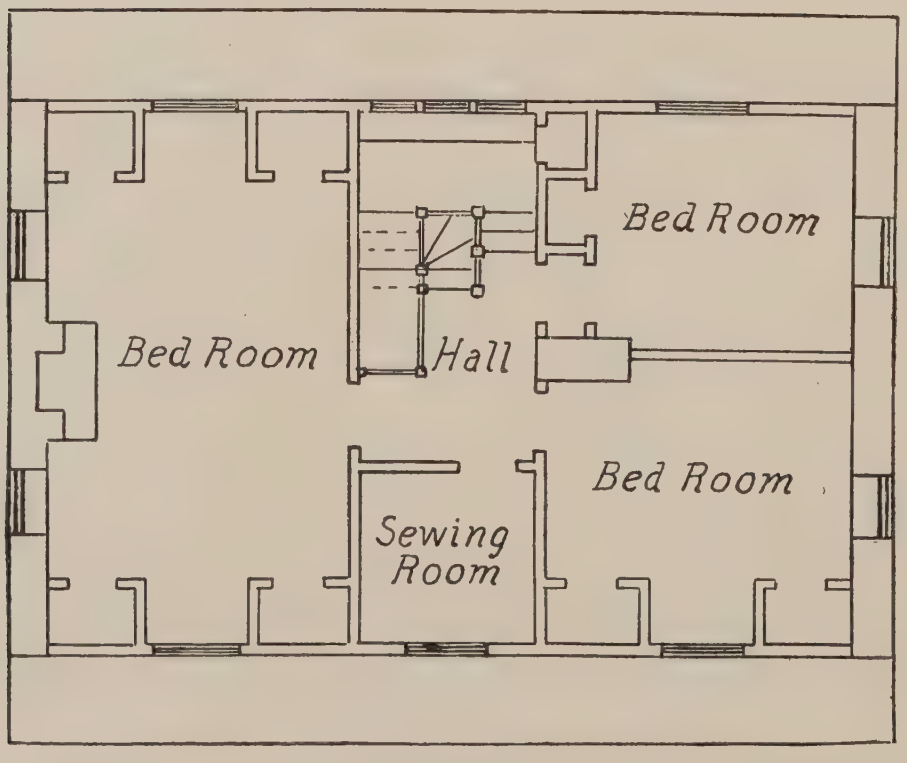
A Brick and Stucco Cottage.

STONE COTTAGE AT WYOMING, N. J.

J. W. Dow, Architect.



First Floor Plan.



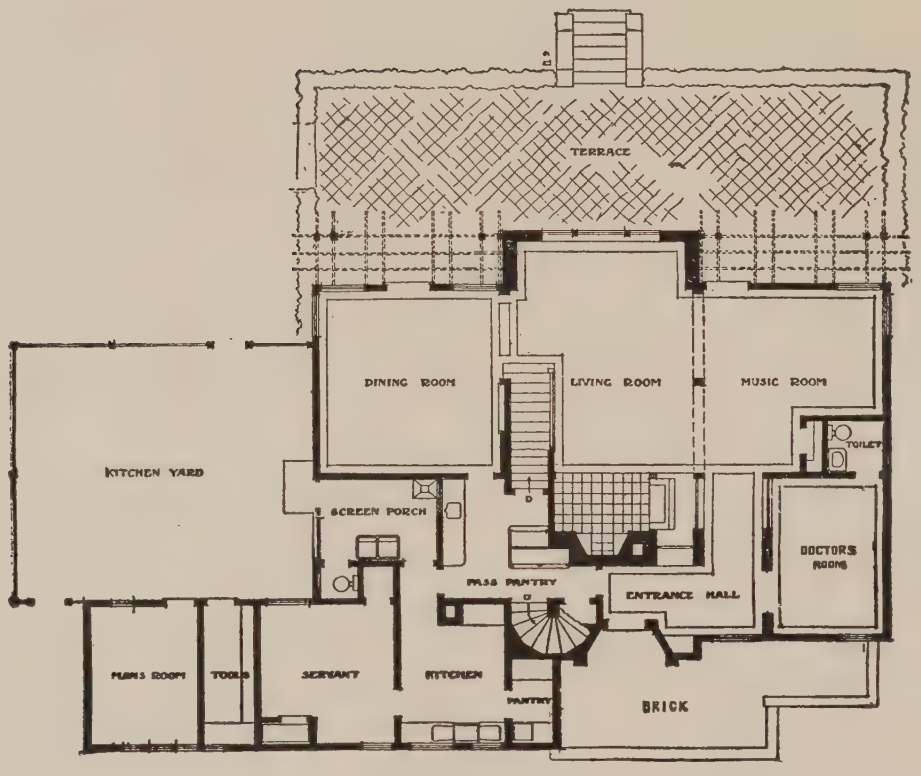
Second Floor Plan.

Set endwise to the street, and without the ordinary veranda. The plain front door and the several small windows recall some of the picturesque English cottages.

A Stone Cottage at Wyoming, N. J.

A HOUSE AND ITS GARDEN

Myron Hunt and Elmer Grey, Architects.



First Floor Plan.

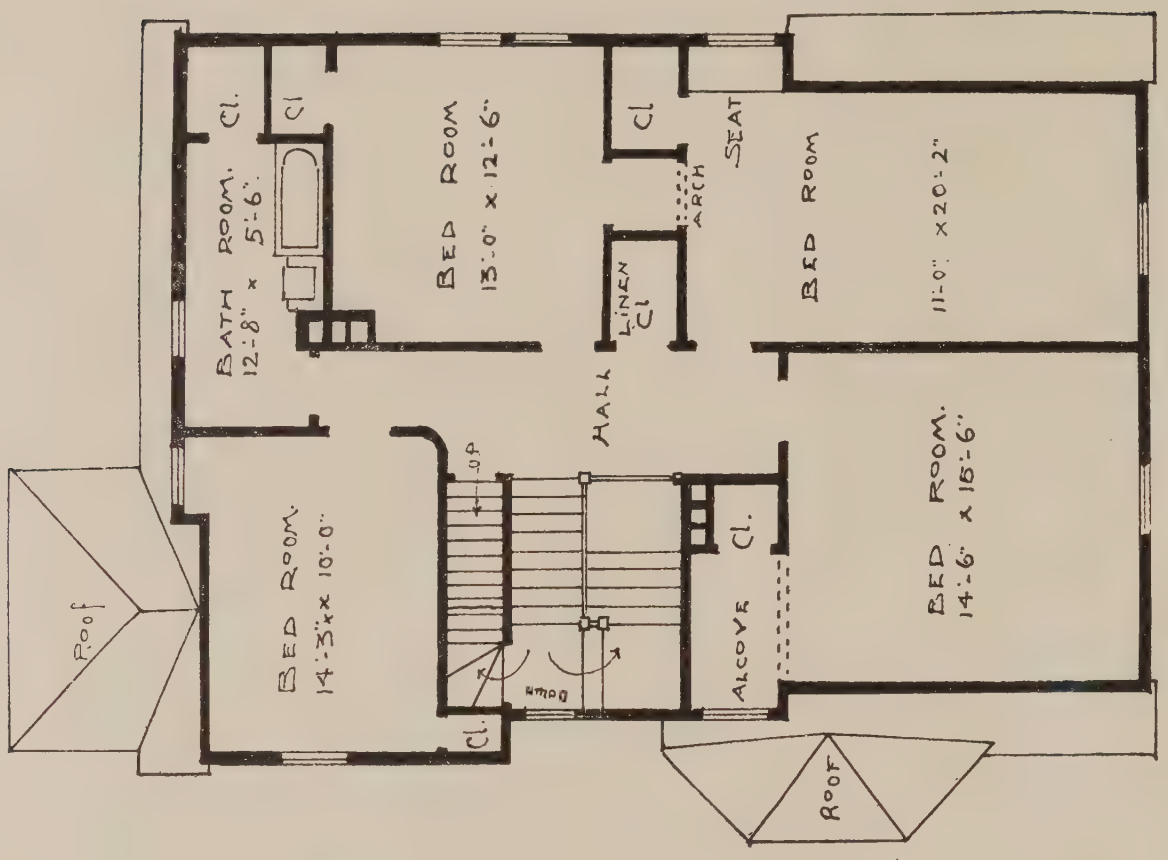
It is not until we peep beyond the somewhat formal entrance that we realize its hidden charms. A certain straightforward simplicity and directness are written in every line of this fascinating home, and the threshold once crossed, what warmth and hospitality prevail throughout! Passing through the living-room we come out upon a bricked terrace overlooking the garden at the rear of the house. Here, nestled in the green, are two pools bordered with red brick, full of flamboyant water-lilies, white, pink and blue. Potted plants and shrubs add their charm to this enchanted spot, and again suggest Italian gardens.

The walls throughout the house are rough plastered and tinted; a delicate gray is used in the living-room, and a warm brown in the dining-room. In the reception-room a yellow "oil" stain is used which is quite irregular and very effective.

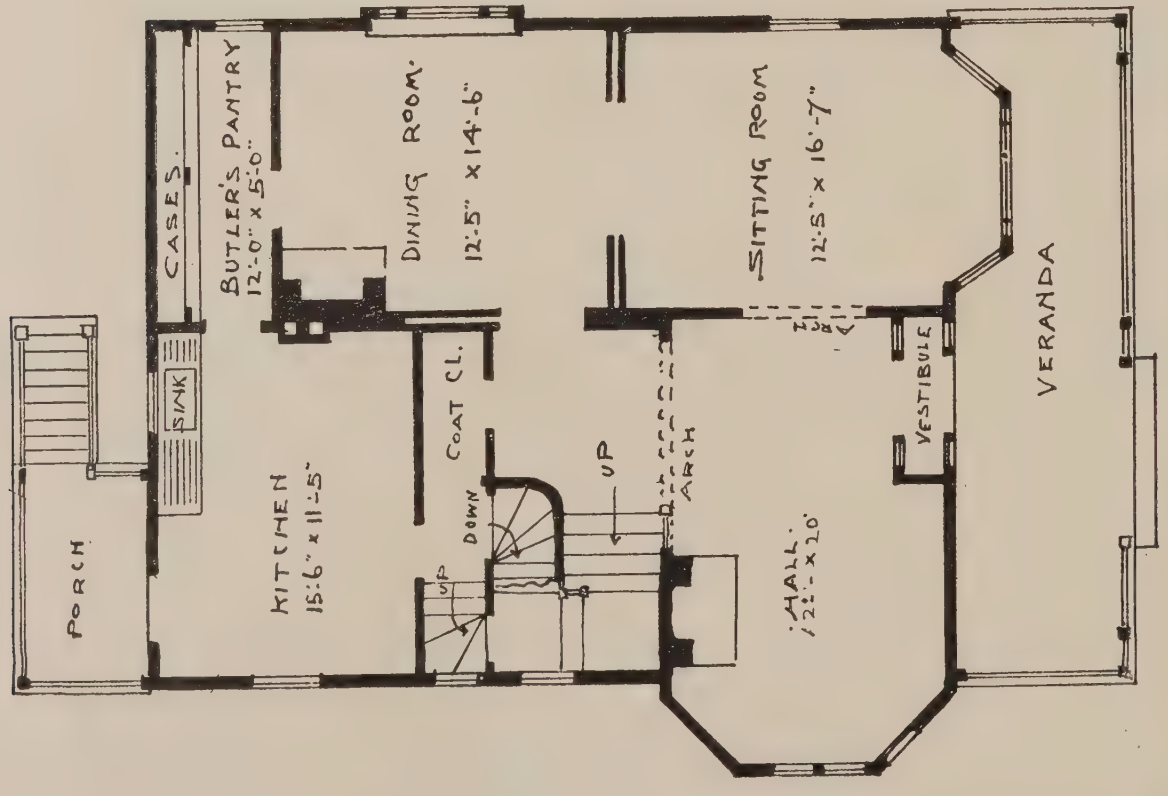
A Southern California Residence.

HOUSE AT JAMESTOWN, N. Y.

E. G. W. Dietrich, Architect.



SECOND FLOOR PLAN.



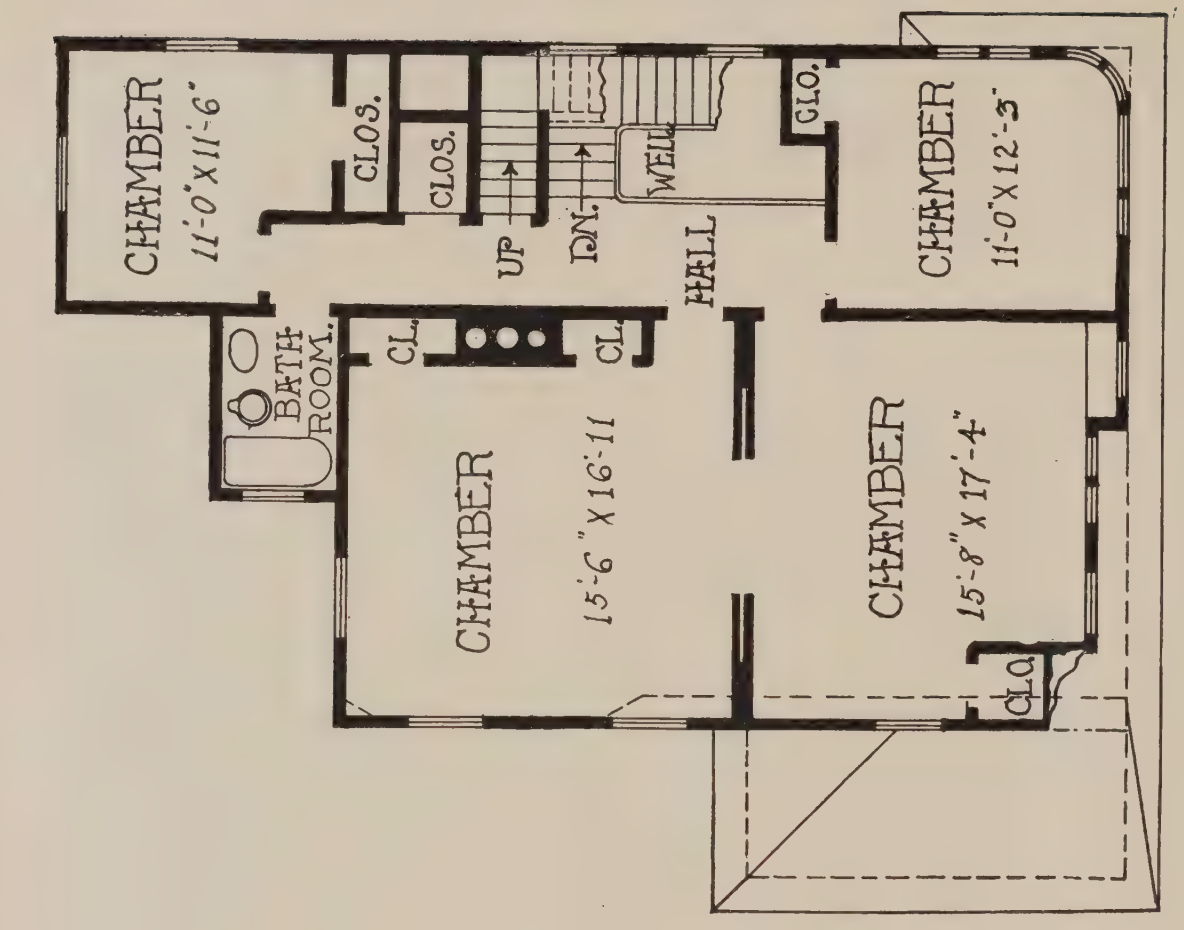
FIRST FLOOR PLAN.

This home cost complete about $4,000. It has many excellent features: compactness, closet space, complete isolation of servants' passages and separation of the kitchen with its noises from the rest of the house.

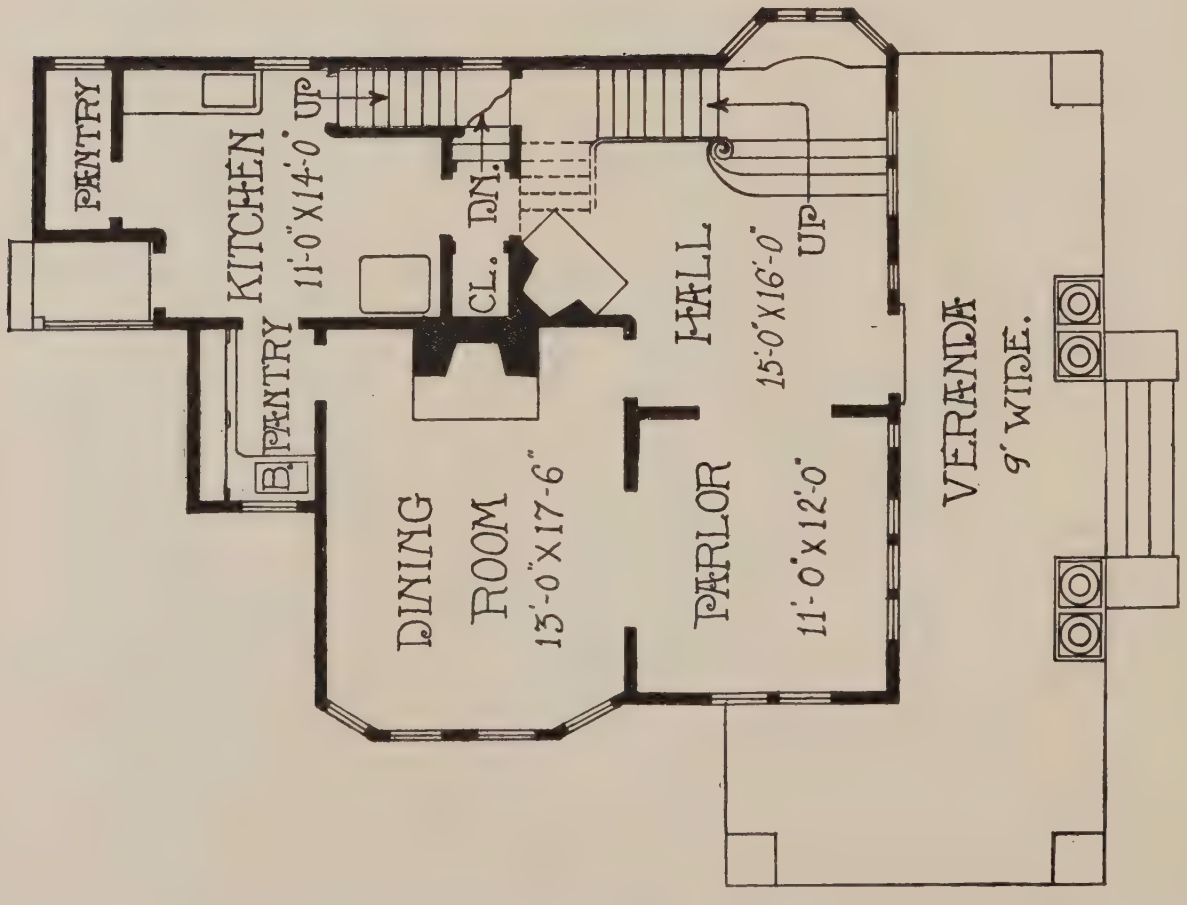
An Artistic, Inexpensive House.

A $9,000 RESIDENCE

E. S. Child, Architect.



Second Floor Plan.



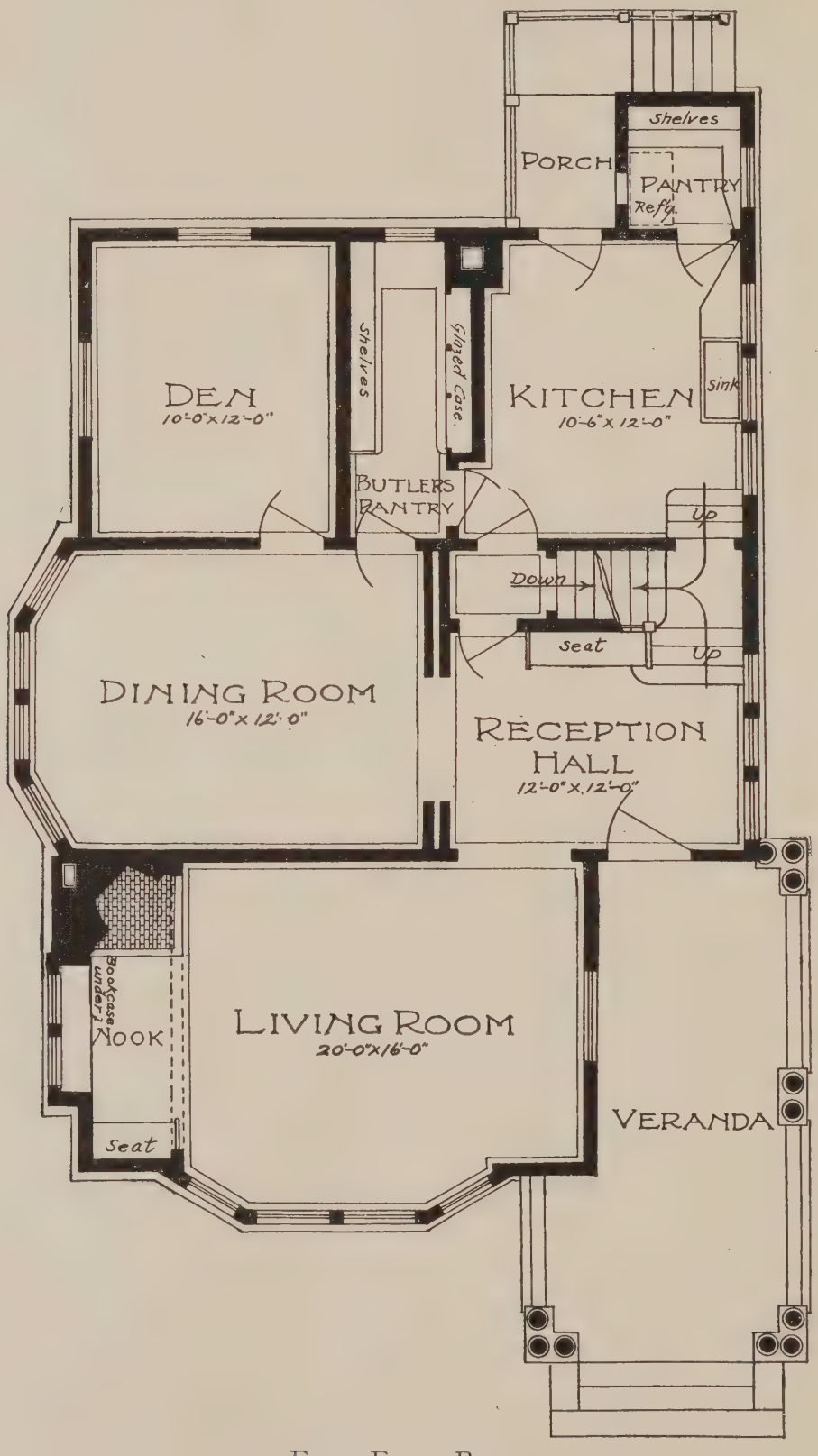
First Floor Plan.

The foundation, chimneys, two of the porch columns and the abutments are of local stone, which, with the shingled sides and roof stained a deep brown, make a house that harmonizes with its environment and is in itself attractive.

A Very Picturesque House.

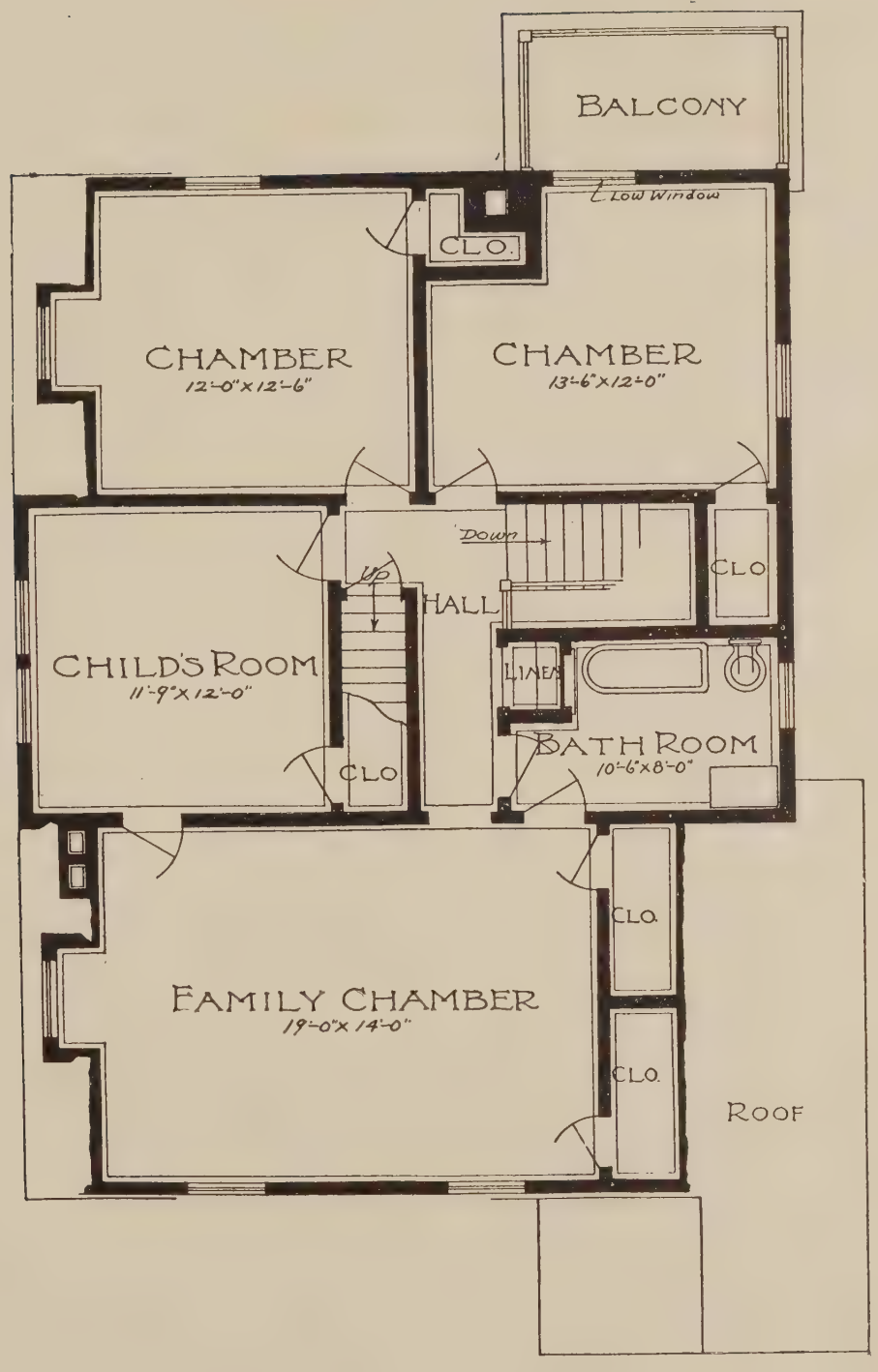
A HOUSE BUILT FOR $4,500

Walter P. Crabtree, Architect.

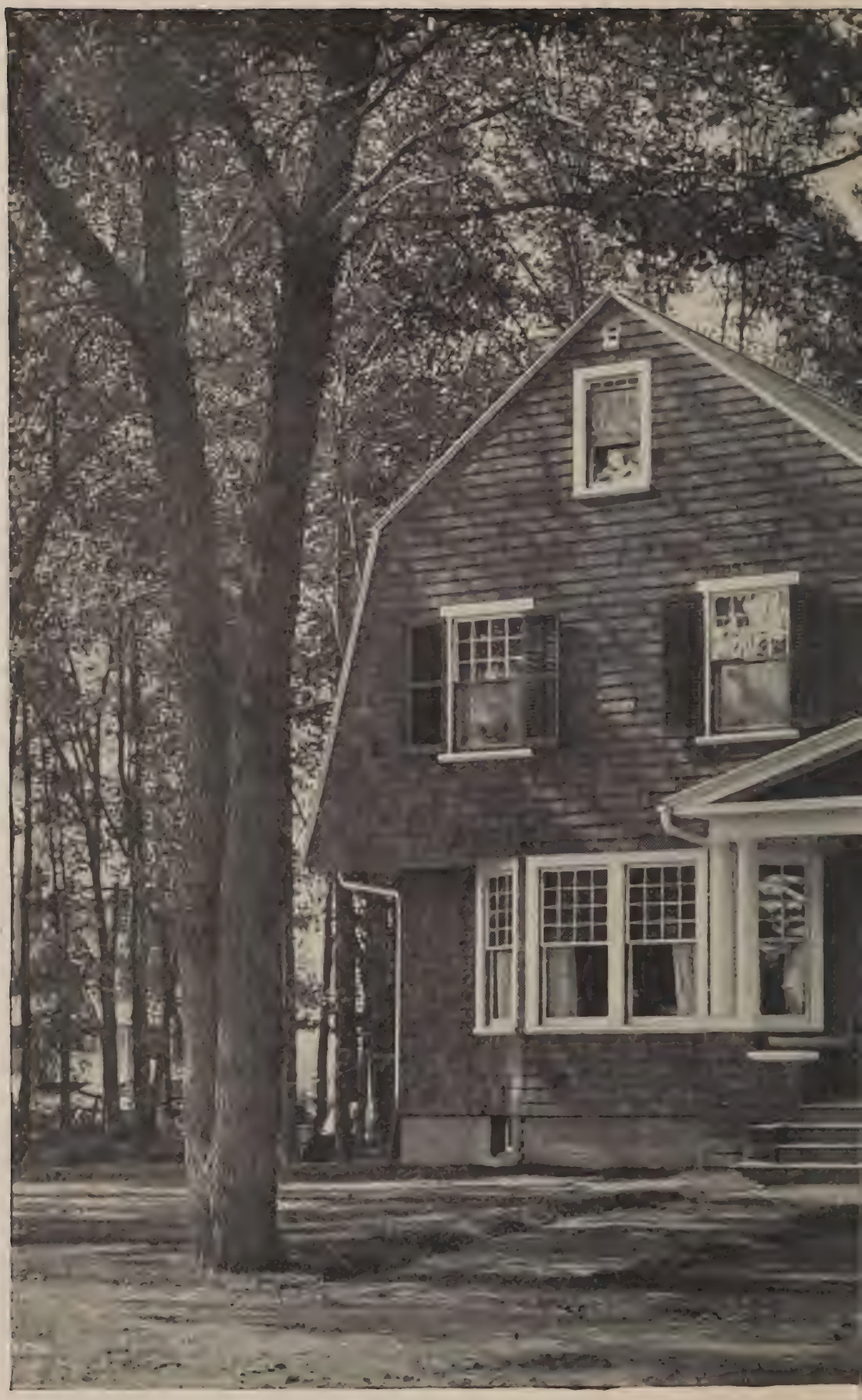


First Floor Plan.

This house is especially domestic and livable. Built on a lot 60 x 160 feet; shingles outside, stained dark brown with cream trim. The living-room and dining-room are sunny. One stairway is arranged to do away with a backstairs. On the second floor the large family chamber is a feature, with large closets and good window-seats. There are two bedrooms in the attic and a cellar under the house. With good plumbing, electric wiring, heating, painting, papering, decorating and all fixtures the cost was $4,500.



Second Floor Plan.

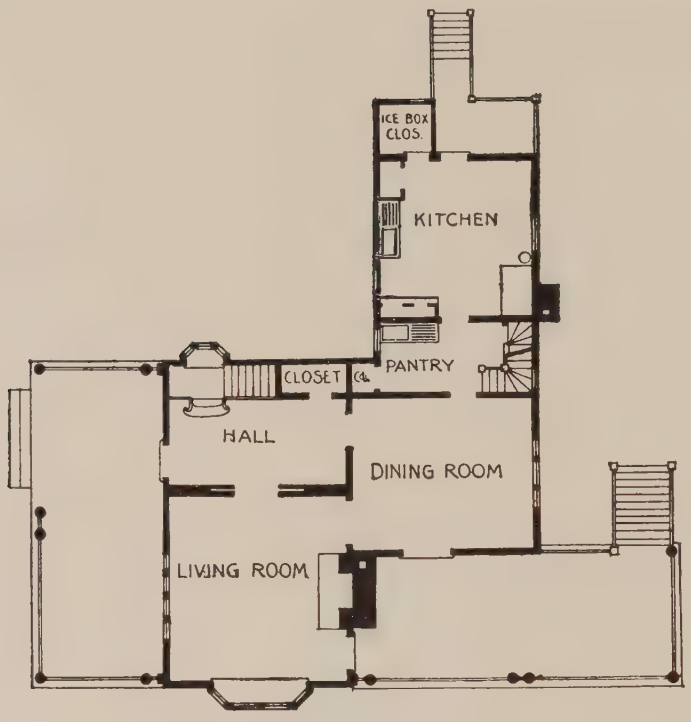


A Gambrel Roof

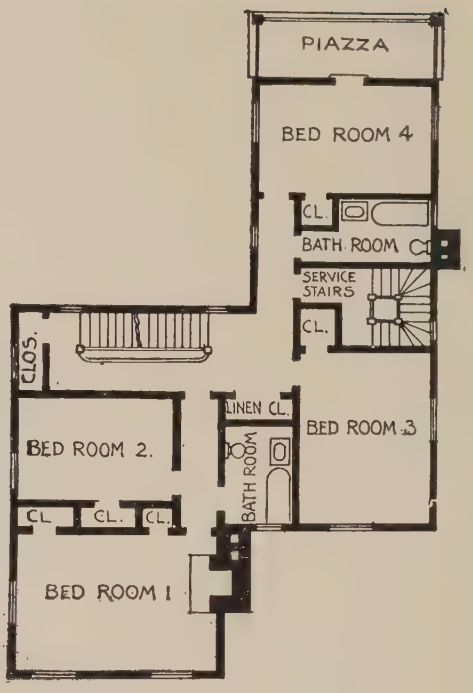
ISE, BUILT FOR $4,500.

"HILLSIDE," GREENWICH, CONNECTICUT

George L. McElroy, Architect.



First Floor Plan.



Second Floor Plan.

Exterior View of "Hillside."

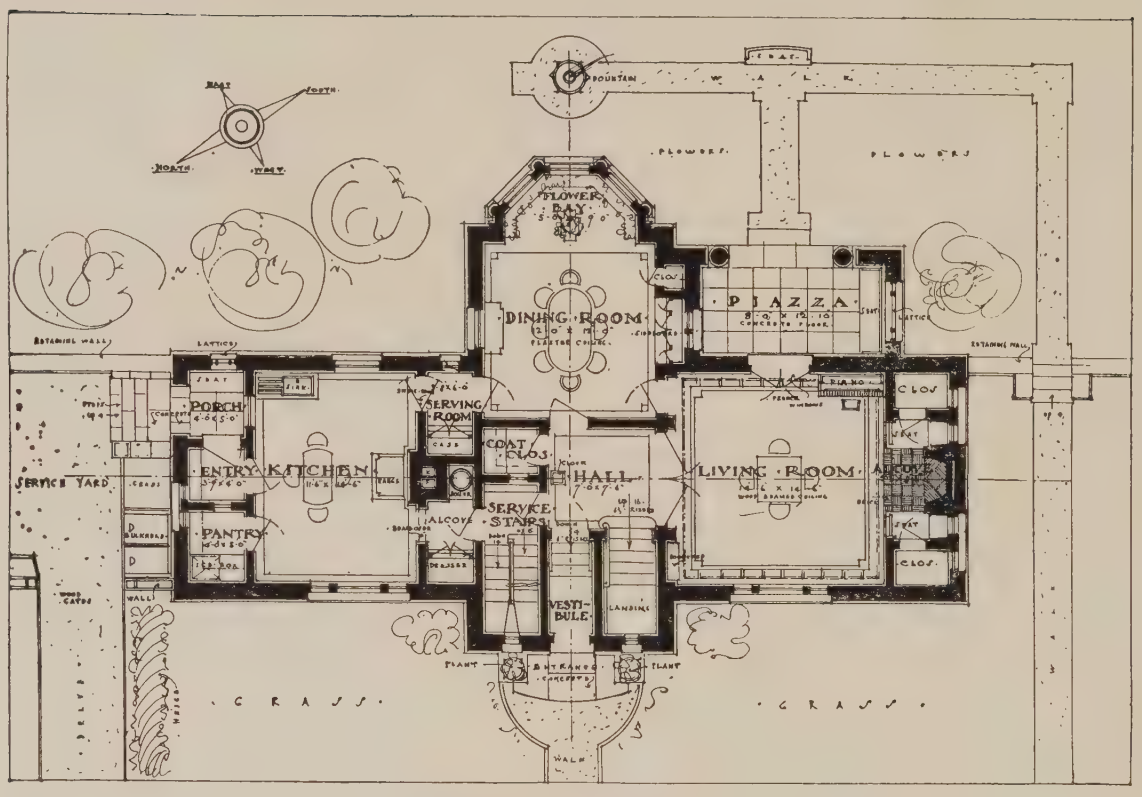
As the house stands in its completed state it is an excellent example of correct furnishing, where strictly period treatment is not adhered to but where harmony of color and suitability to environment are potent factors in its success.

The lay of the land on which the house is set is an important feature in the picture, so completely suited to it is the building. The soft silver gray tone of the shingled sides, and white trim of the house, show in exquisite contrast with the sloping green lawn and rich dark foliage of the surrounding trees.

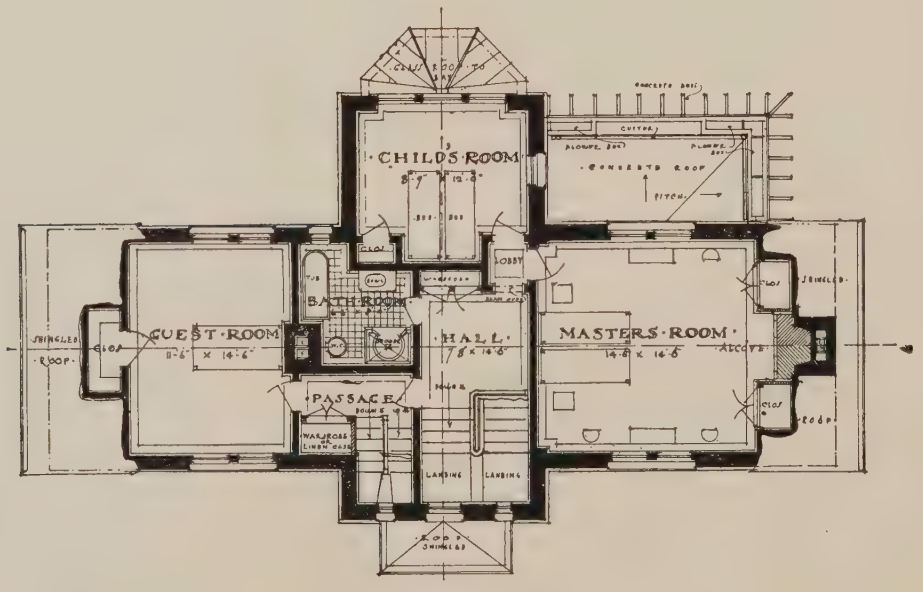
The Living-room.

A CEMENT BLOCK HOUSE

Homer Kiessling, Architect.



First Floor Plan.

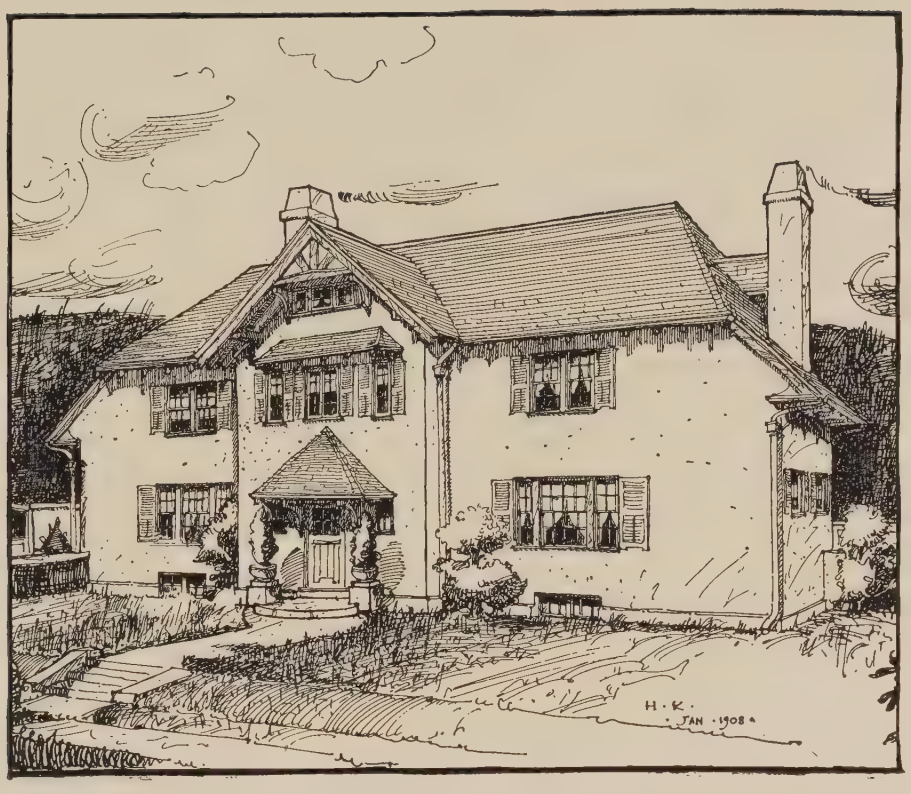


Second Floor Plan.

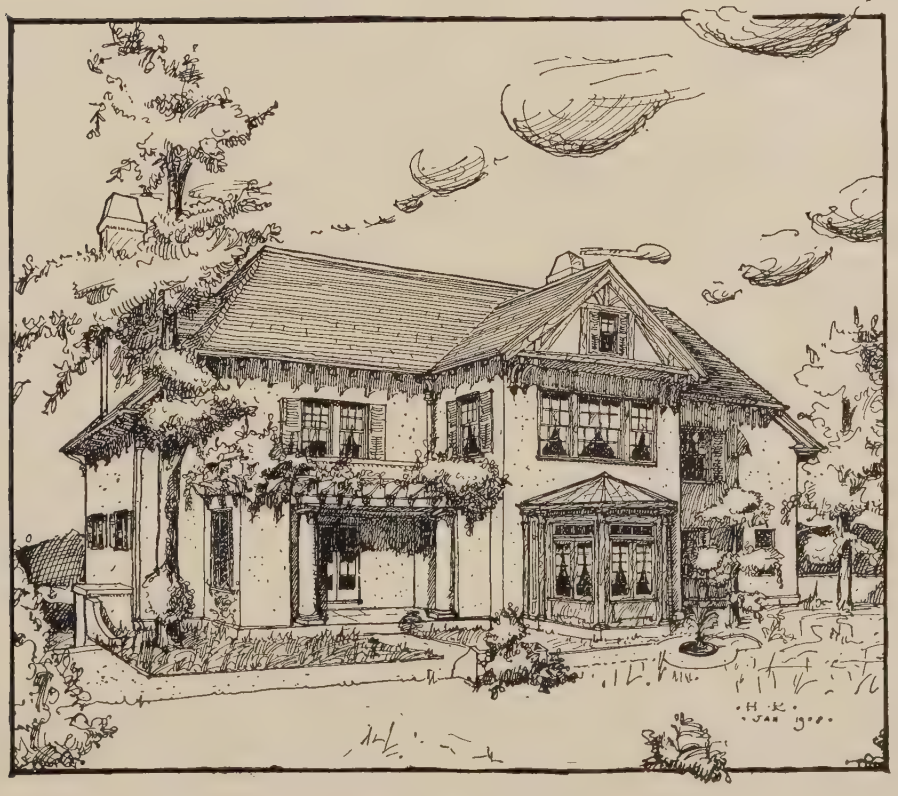
By reason of its location as well as the greater cost of wooden construction, the house depicted herewith is designed to be built of cement blocks with the exterior walls plastered with a cement coat. In this form of construction all wood framing, which is a large item, is dispensed with.

A stucco house costs a little more than a shingled or clapboard house, but this house of cement blocks is much under all in cost, and also approaches fireproof construction.

This house is designed to be built on a hillside and faces due northwest, by which means the most important rooms face the south. The house covers an area of about twelve hundred square feet. is two and a half stories above grade and its cost $5,160, not including the fee of the architect, which was five per cent on that amount.



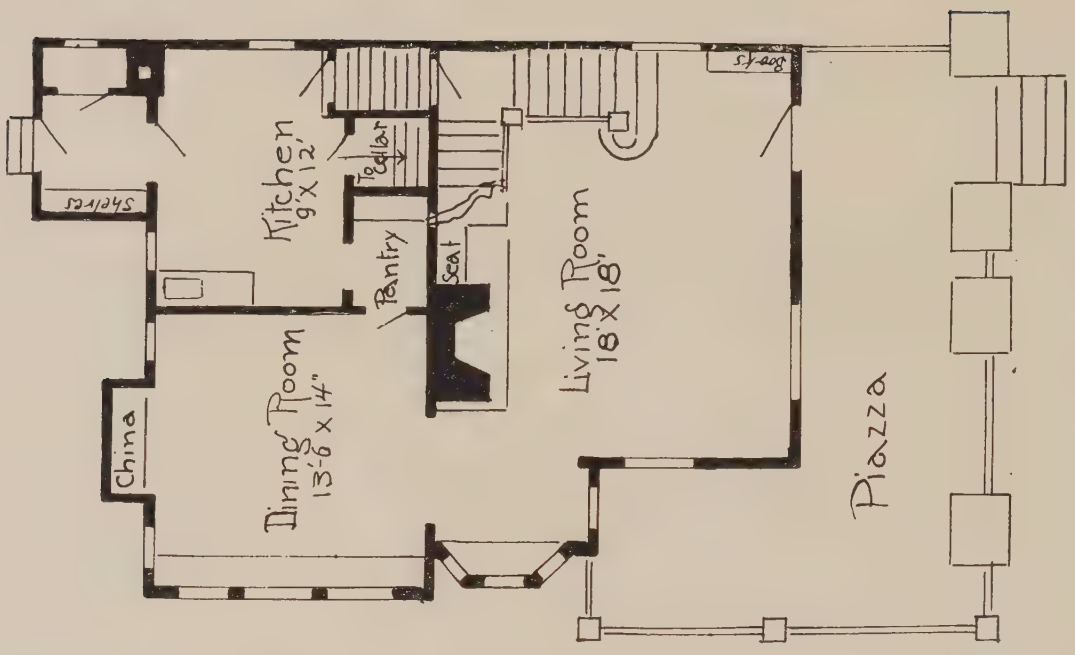
FRONT PERSPECTIVE.



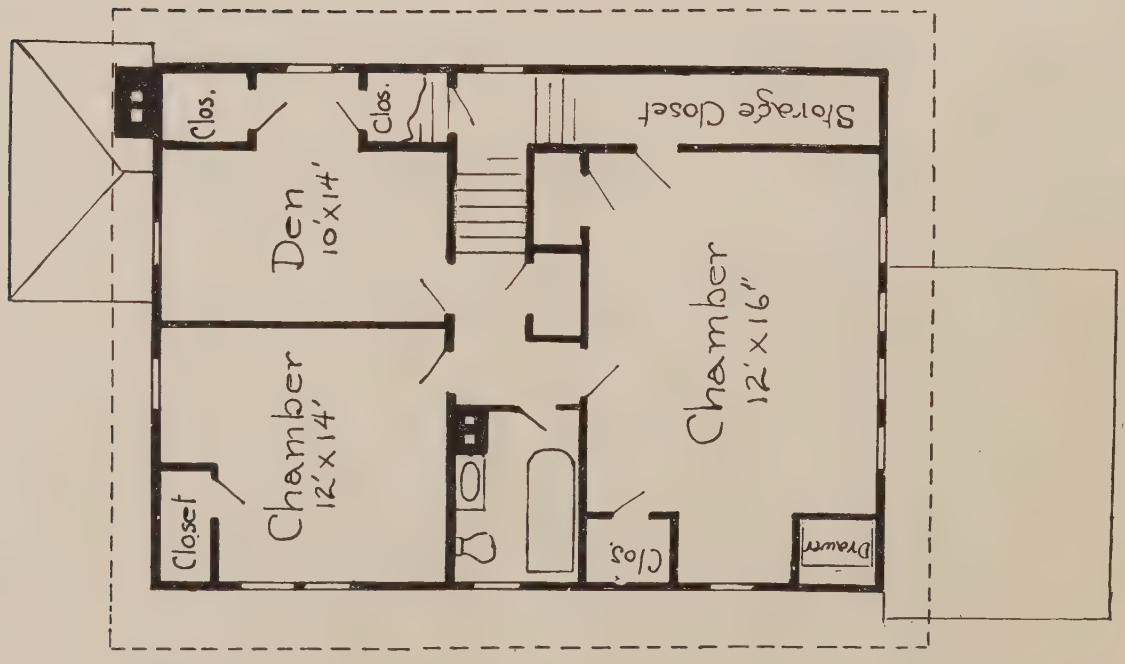
GARDEN PERSPECTIVE.

A HOUSE FOR $3,000

Clarence E. Shepard, Designer.



First Floor Plan.



Second Floor Plan.

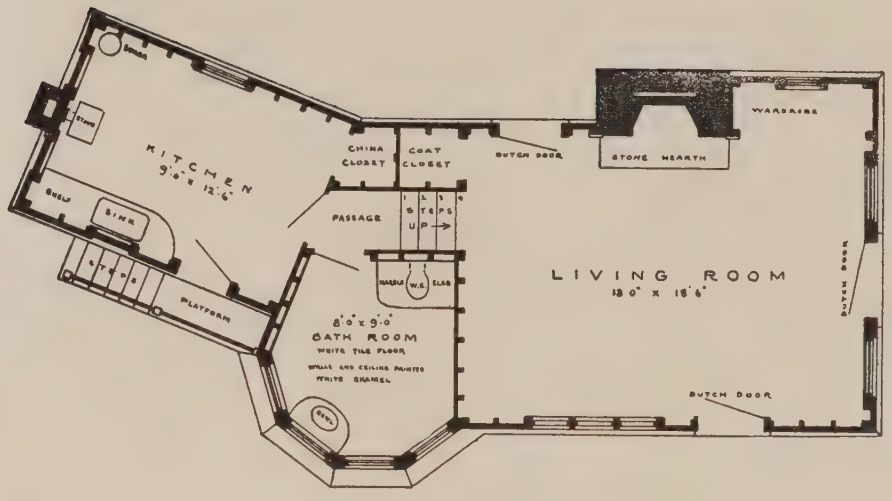
To obtain an attractive exterior and a spacious and well-arranged interior for the small house at small cost, seems in this day of expensive materials and labor almost impossible. This, however, has been achieved in the house we reproduce. The shingled exterior has been treated with a dark green stain and the trim is of ivory white. The stonework pillars and the walls surrounding the grounds are of native Missouri limestone. The hooded front door is an especially attractive feature of the house, and the piazza of generous dimensions will appeal to all.

This house was built in Kansas City, Mo., during the last year at a cost of something under $3,000. All the floors on the first floor are of oak. Up stairs, pine has been used except in the bath-room, which is tiled.

From the Street.

The Living-room.

MARBLEHEAD BUNGALOW



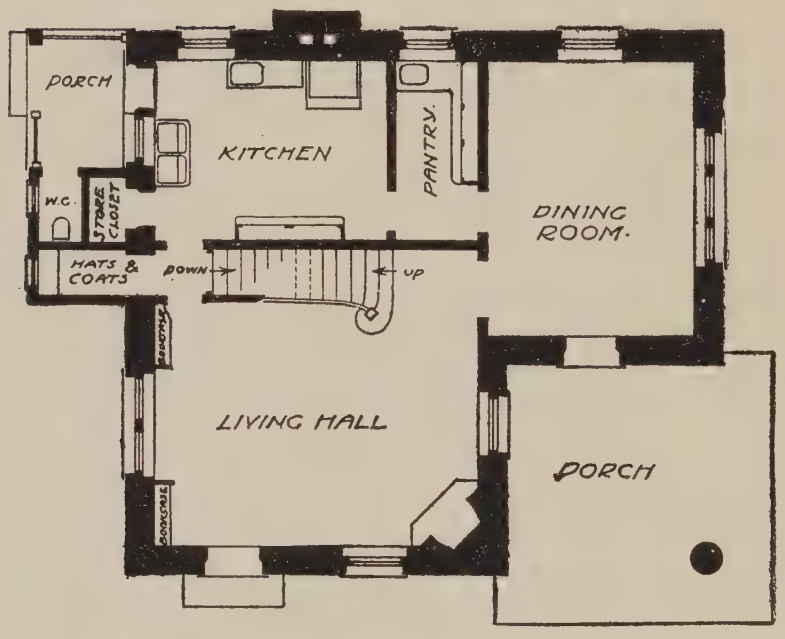
THE PLAN.

No more obtrusive than the lichens on the pasture lot is the summer home of Mr. C. W. Parker, who has succeeded admirably in placing an artistic two-roomed bungalow on a prominent and sightly spot in a most inconspicuous and harmonious way—an architectural feat of no small merit. This bungalow is situated at Marblehead Neck, on a rocky ledge not far from the Causeway, in what was formerly a bit of pasture land which has been transformed into a delightful garden with all its natural beauties preserved. The house is of wood, painted white, of a plain but effective style, with shingled roof and chimney of pasture stone. Inside there is no sheathing, the frame timbers being exposed; the woodwork is of cypress, shellacked, and the one large room is open to the ridge-pole. The floor of hardwood is polished and partly covered by a large rug, on which stands the table piled with books and magazines. Comfortable chairs and couches, with an open fireplace, complete a very attractive interior. Shelves fitted between the timbers of the framing make handy places for books and odds and ends, while over the doors and window frames are choice pieces of china. A bowl of bright nasturtiums, on a canton wicker seat near the window, adds a finishing touch to a cosy home-like interior. Opening off the main room at the rear is a small but complete kitchen, where the culinary part of the household is attended to, while between this and the living-room on the northeast side is a bath.

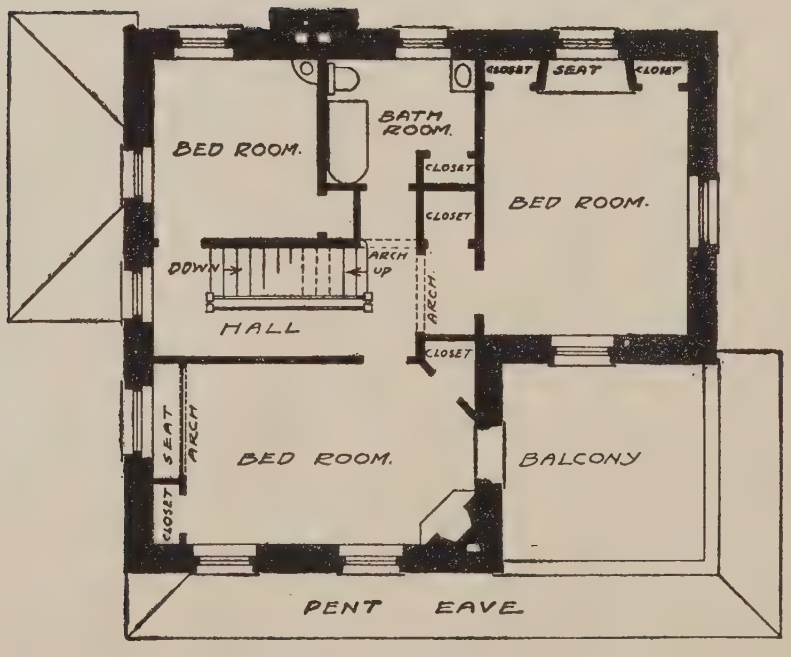
Bungalow at Marblehead Neck.

A $6,000 HOUSE

George Spencer Morris, Architect.



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·

The plan has the merits of simplicity of treatment and economy of space. Two bedrooms and a good sized storage loft are provided on the third floor. The willingness of the client to do away with such space-devouring features as vestibule, stair hall, etc., enabled the architects to provide a large, well-lighted living hall which at once affords a sense of spaciousness on entering. From this room direct access may be had to the kitchen, dining-room and second floor. The accommodations of pantry and kitchen are as complete as those usually furnished in a much more expensive house.

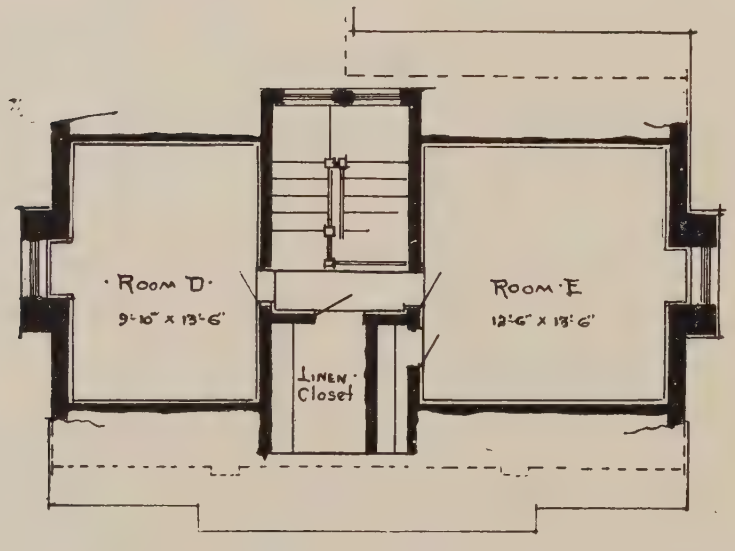
The Principal Facade.

The Mantel in the Living-Hall.

A HOUSE AT $5,000

William Draper Brinckle, Architect.

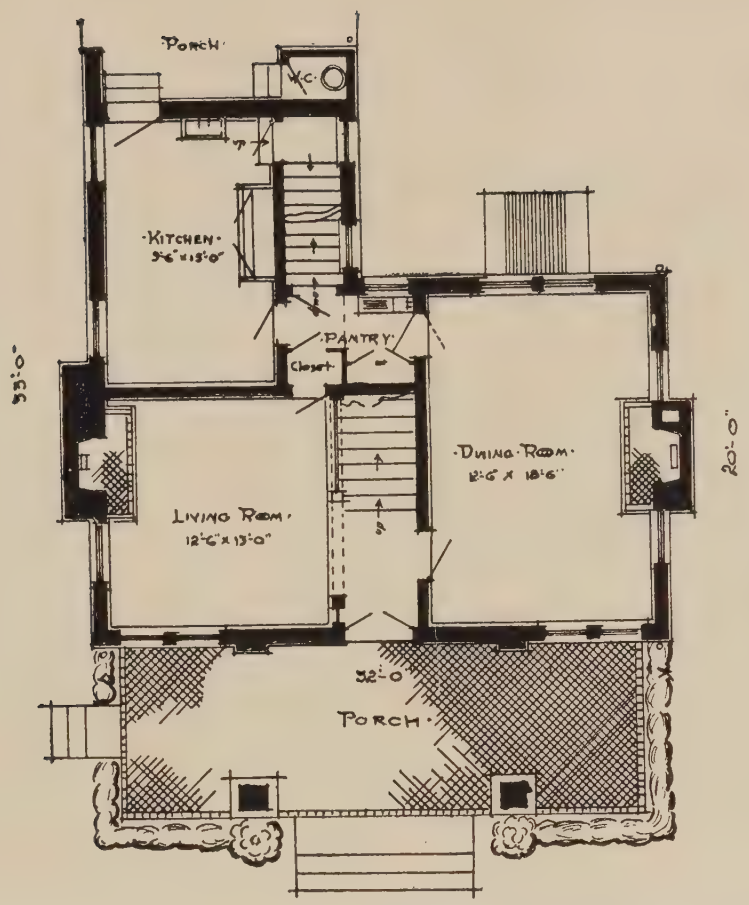
THE HOUSE.



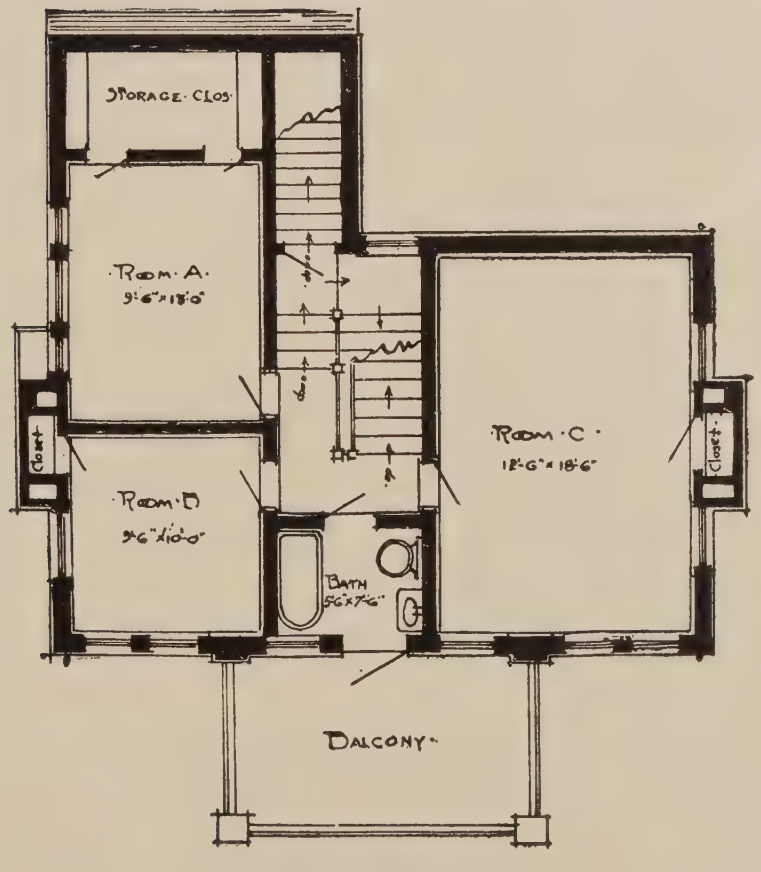
THIRD FLOOR PLAN.

Built at Wilmington, Del., in the spring of 1907.

Contract price	$4,733 52
Architect's commission	236 67
Cost of lot	1,246 00
Gas and electric fixtures	104 43
Sodding, hedges and walks	52 55



First Floor Plan.

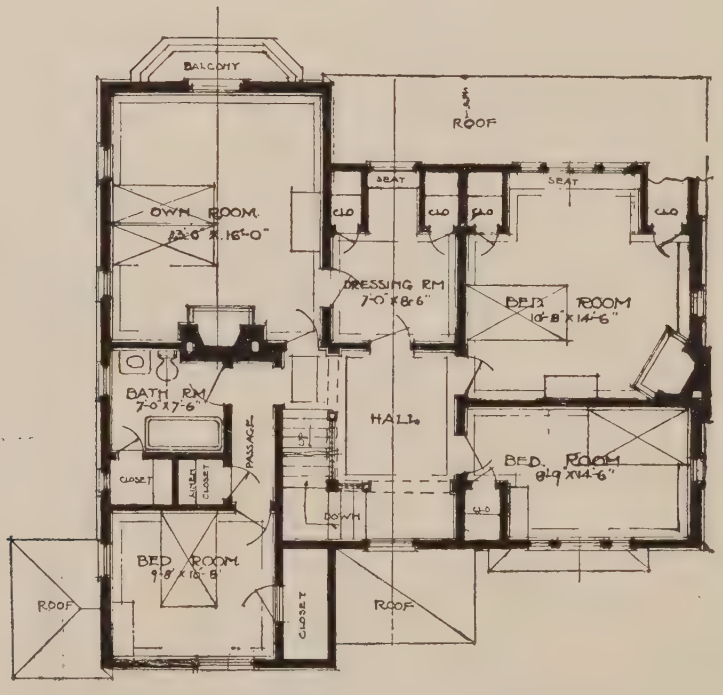


Second Floor Plan.

A HOUSE ON A SIXTY FOOT LOT

W. P. R. Pember, Architect.

FRONT PERSPECTIVE.

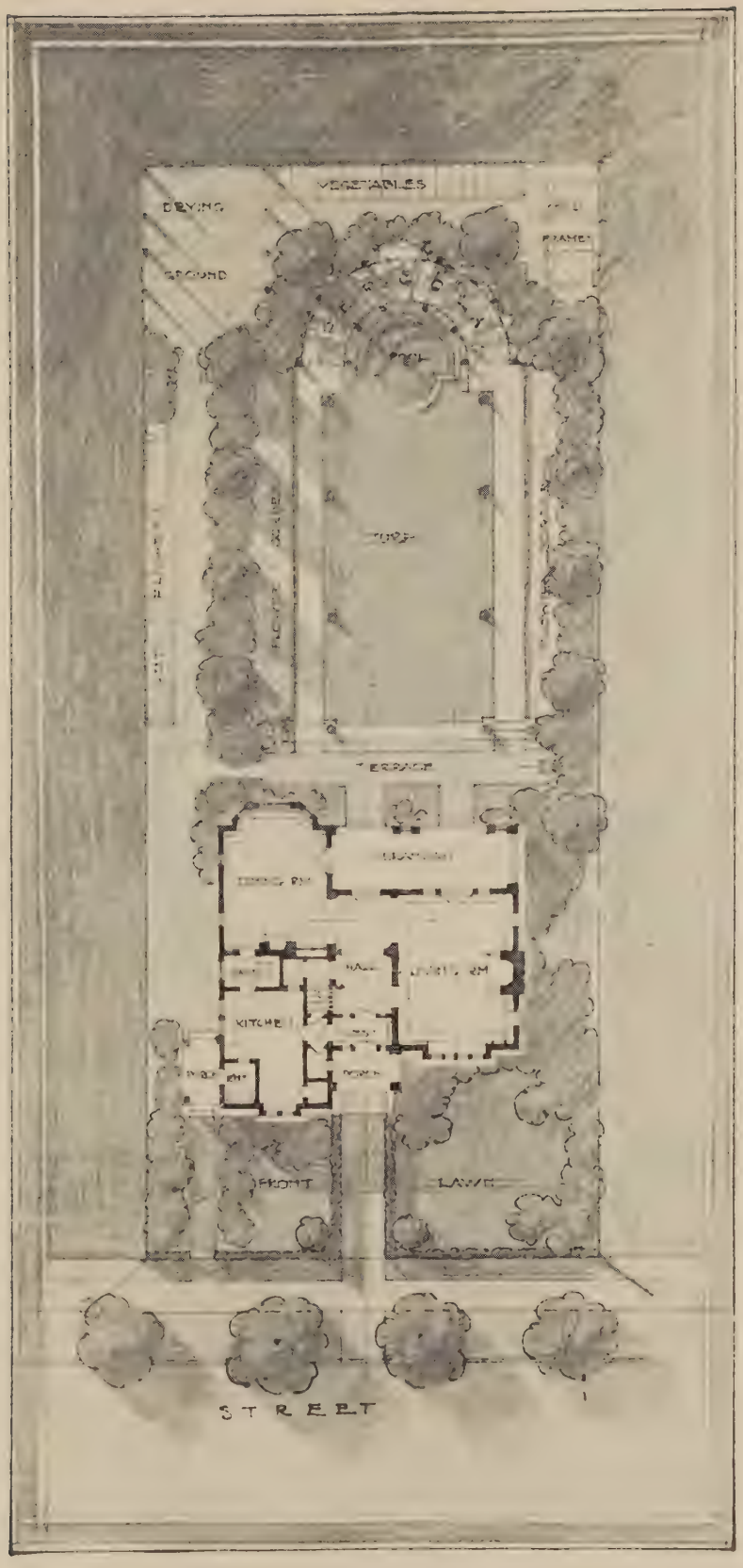


SECOND FLOOR PLAN.

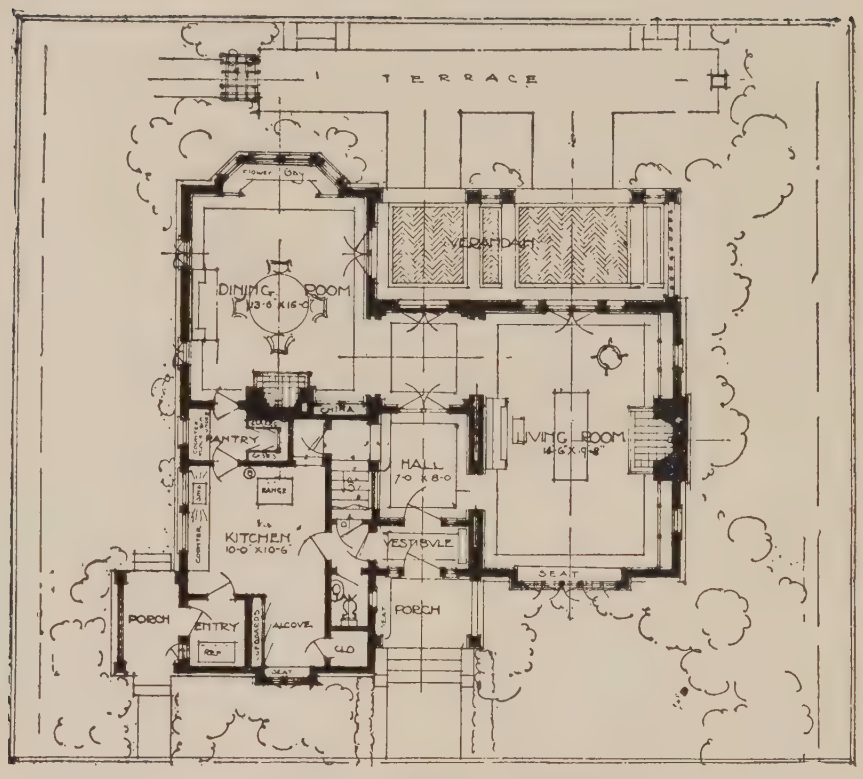
This lot is 60 x 150 feet. To secure light and maintain privacy, the important windows of the main rooms have either a front or back exposure.

The veranda is an intimate part of the house, connecting for summer use dining-room, hall, and living-room and forming an outdoor sitting and dining-room for summer; the table may be set here and meals served through the dining-room.

From the veranda stretches the garden joined to the house by a low terrace. This garden is designed to make the rear portion of the lot appear at its very largest.



Plot and First Floor Plan.



First Floor Plan.

The following is an estimate of the cost of the house on a sixty foot lot:

Excavation	$62 40
Foundation	277 50
Cement floor	30 00
Cut stone	82 00
Brick pavement (veranda)	31 20
Frame	854 00
Boarding	316 50
Shingles	45 00
Exterior plaster	560 00
Frames, sash and exterior finish	635 00
Glazing	50 00
Flashing	75 00
Interior plaster	310 00
Brick work	265 00
Flue linings	46 00
Inside finish	410 00
Floors	260 00
Painting	210 00
Hardware	320 00
Plumbing	260 00
Heating	310 00
	$5,409 60

Garden:

Plowing and clearing	$10 00	
Rough grading	20 00	
Good soil and manure	87 50	
Spreading soil and manure	24 00	
Seeding, rolling, raking	50 00	
Sodding borders	10 00	
Shrubs	45 00	
Hedge around front of lot	12 00	
Perennials for flower borders	20 00	
Trees	30 00	
Shipping and planting stock	25 00	
		$333 50

Walks, etc.:

Cinders (6 inches deep)	$6 00	
Gravel (4 inches deep)	8 80	
Spading and rolling	2 50	
Granolithic	26 50	
		43 80

Pool:

Excavation	$5 00	
Concrete foundations	33 00	
Cement basin	20 00	
Coping	50 00	
Plumbing	25 00	
		133 00

Steps to terrace:

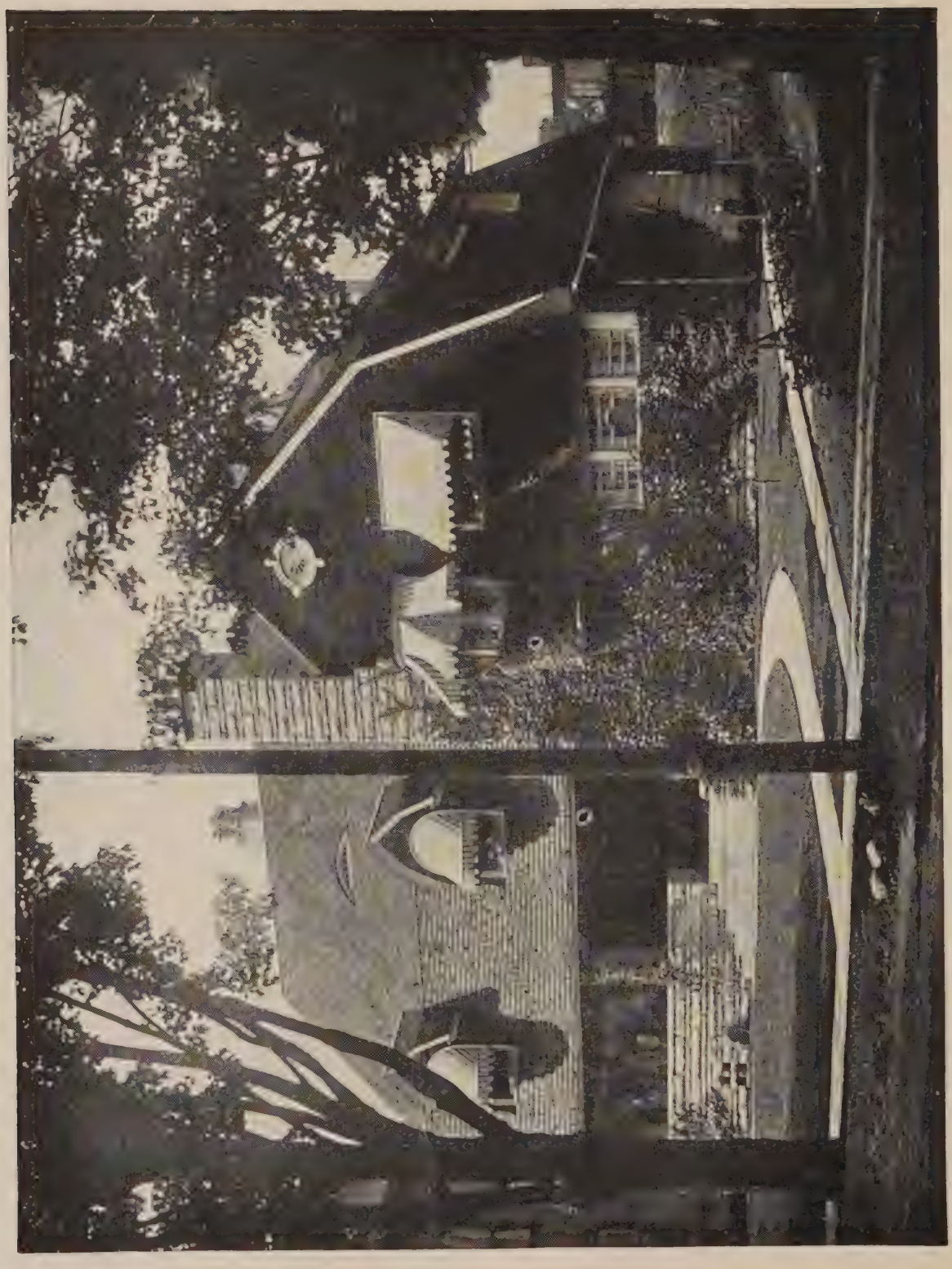
Excavation and brick work	$20 00	
Foundation	16 50	
		36 50
Trellis at end of terrace		15 00

Pergola:

Excavation and foundation	$6 00	
Carpentry	75 00	
Plaster	20 00	
Stain	10 00	
		111 00
		$672 80
Total house		$5,409 60
Total garden		672 80
		$6,082 40

A HOUSE WITH INDIVIDUALITY

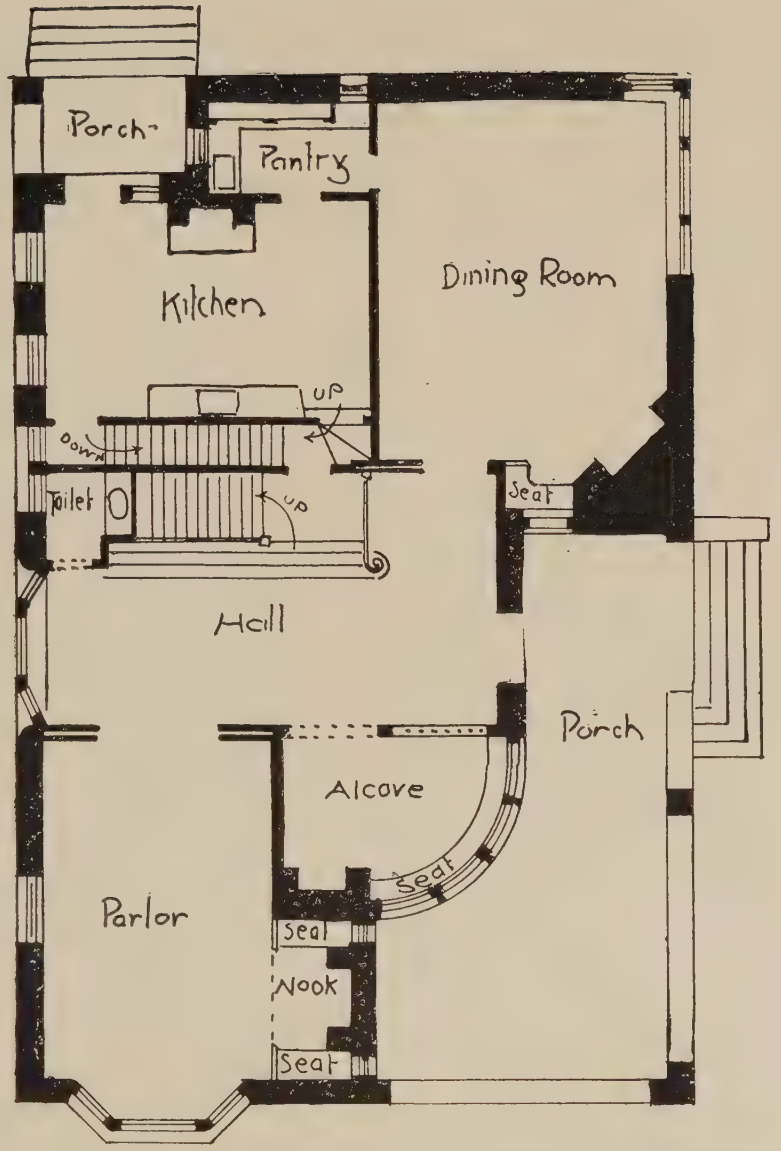
E. G. W. Dietrich, Architect.



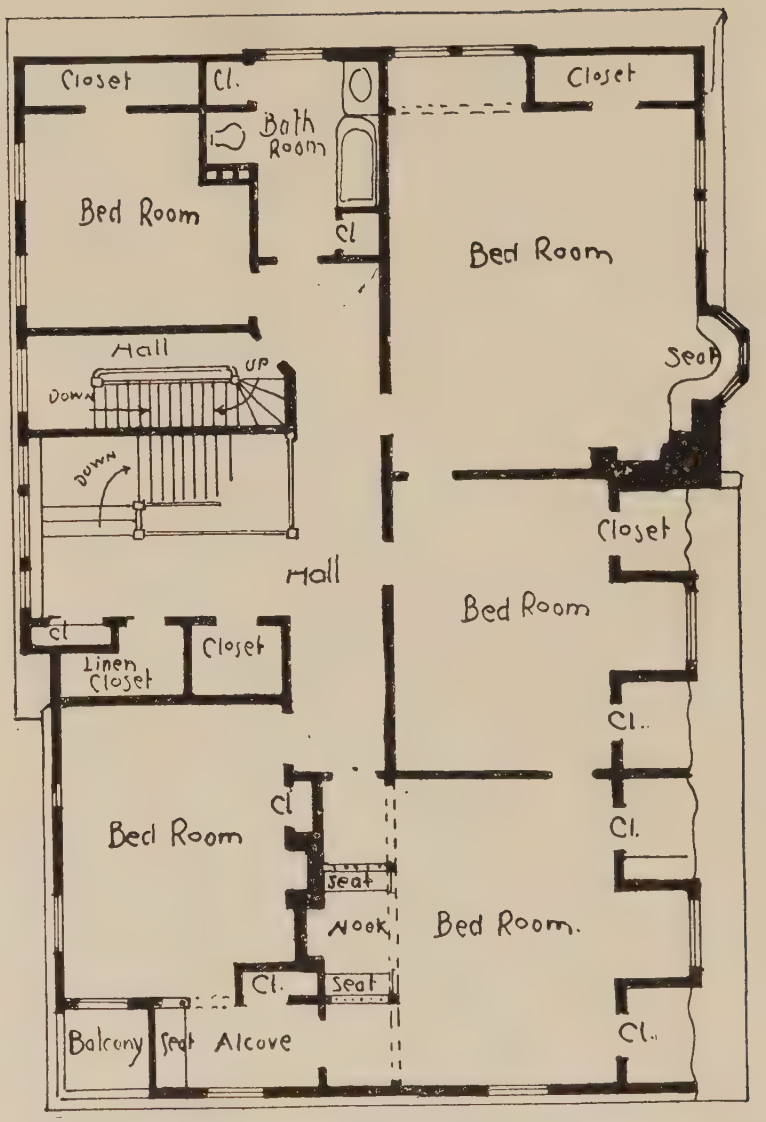
The Dutch Colonial style has been followed with marked success. The first story is laid up with a gray sandstone of coursed ashlar, while the gables and second story are shingled, and stained. The setting of the house among trees and beautiful lawns completes a very satisfying picture.

Reference to the plans will show on the first floor: a central hall, large and airy, with a delightful inglenook and fireplace. Wide low seats are built in under the windows in the arc of the bay. The parlor and dining-room, each with generous fireplaces and built-in seats, are located on either side of the central hall and give the effect of even greater spaciousness when opened up.

The kitchen department and butler's pantry are complete in all respects.



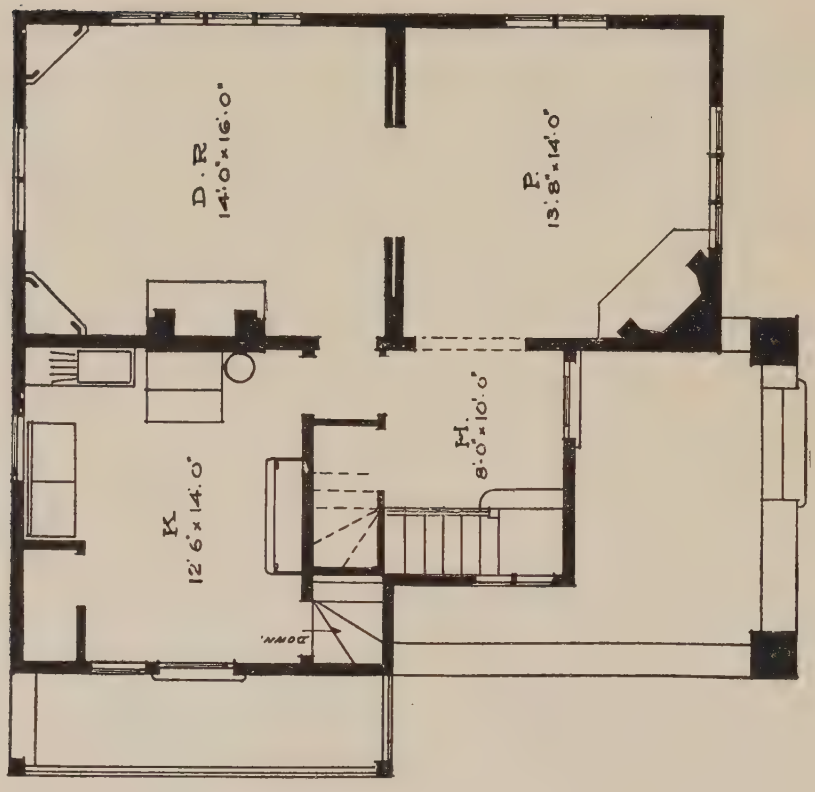
First Floor Plan.



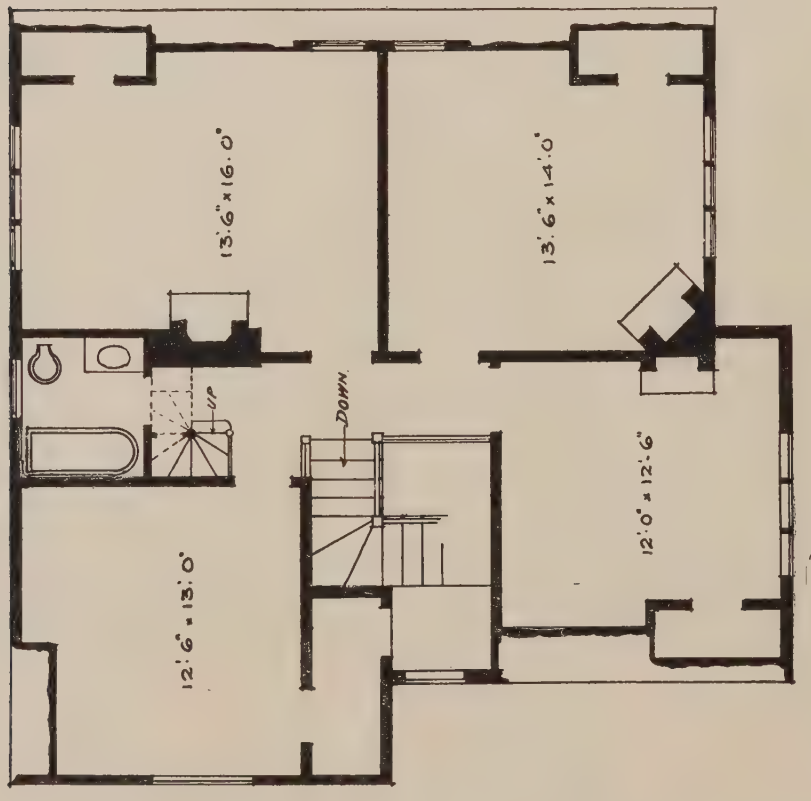
Second Floor Plan.

A HALF-TIMBERED COTTAGE

William Strom, Architect.



First Floor Plan.



Second Floor Plan.

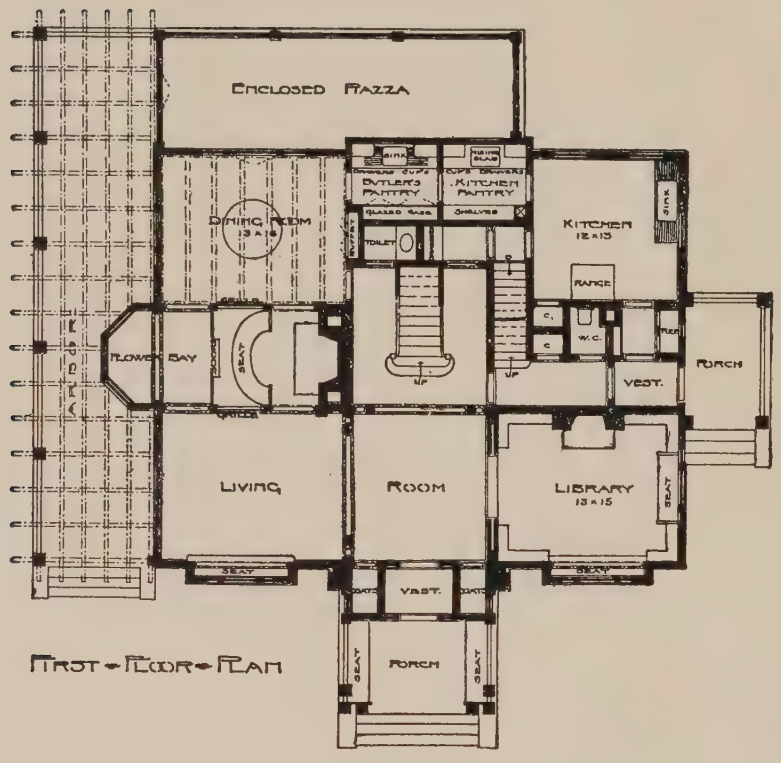
The exterior with its random ashlar stone foundations and porch work; the exposed timbers of the wall construction filled between with stucco work; the steep pitch of the roof and the charming casement windows, all proclaim the English origin of the inspiration. The trees and evergreens surrounding it provide the final requisite for the suggestion that it is the lodge of some great estate. It was built some years since, but could be duplicated to-day for about five thousand dollars.

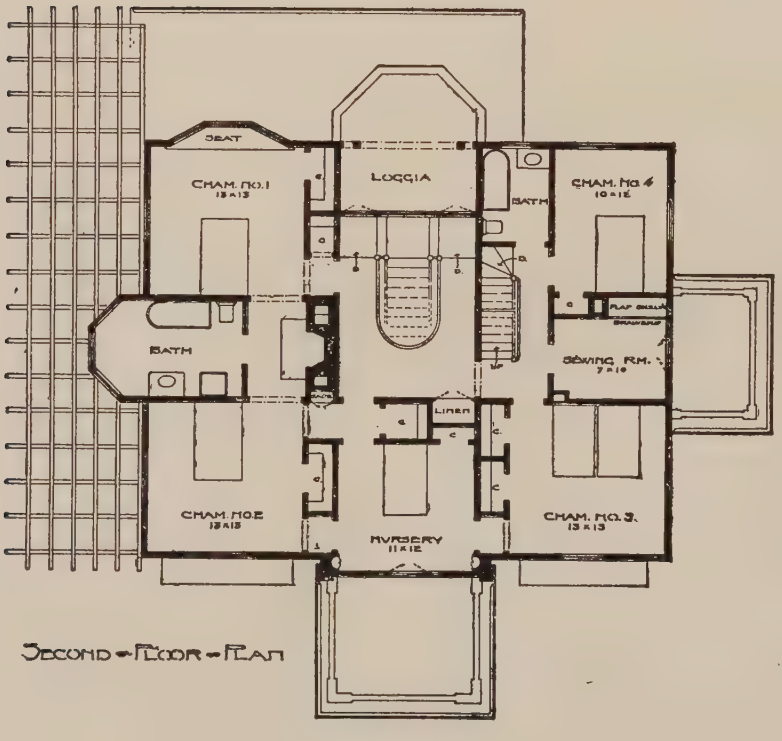
The Cottage.

The Reception-room.

A NEW COLONIAL HOUSE IN OLD SALEM

A. C. Richardson, Architect.





Probably no city in the country has better representative types of the Colonial period than the city in which Hawthorne was born. With them this house is in keeping.

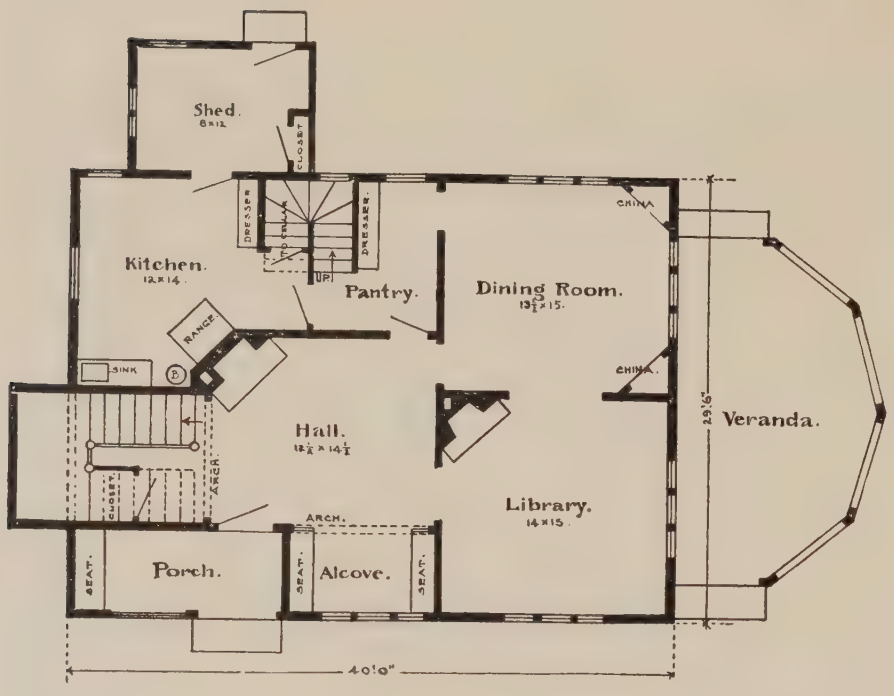
The exterior is of wood and the walls are clapboarded excepting the front, the central portion of which is of plain matched sheathing and on each side there is rusticated sheathing with a sinkage, not beveled, but at right angles.

The interior, excepting the service portion, is finished entirely in white with mahogany doors and is simple but effective; the floors are of hardwood throughout.

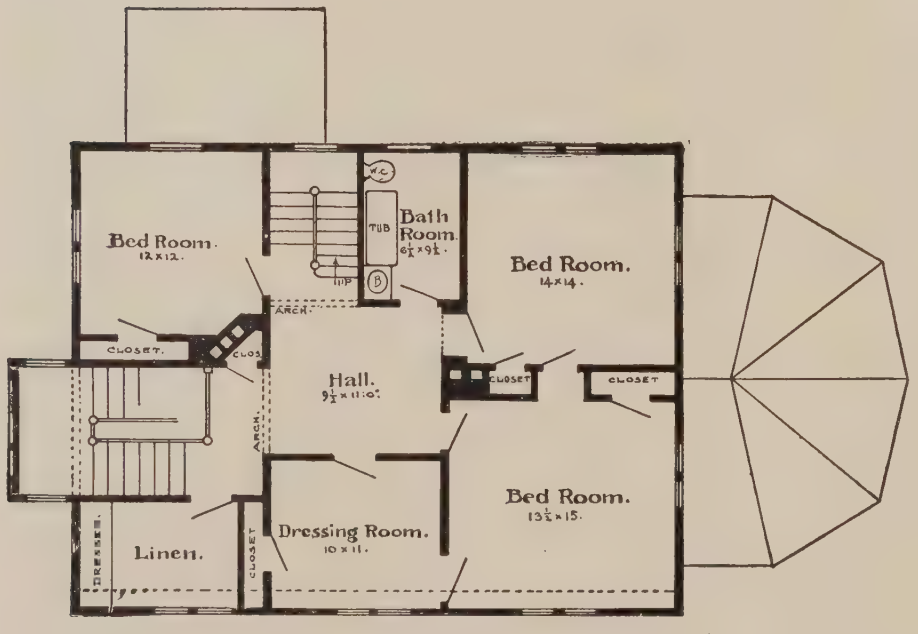
The House.

A COTTAGE IN A NEW JERSEY VILLAGE

George T. Pearson, Architect.



First Floor Plan.



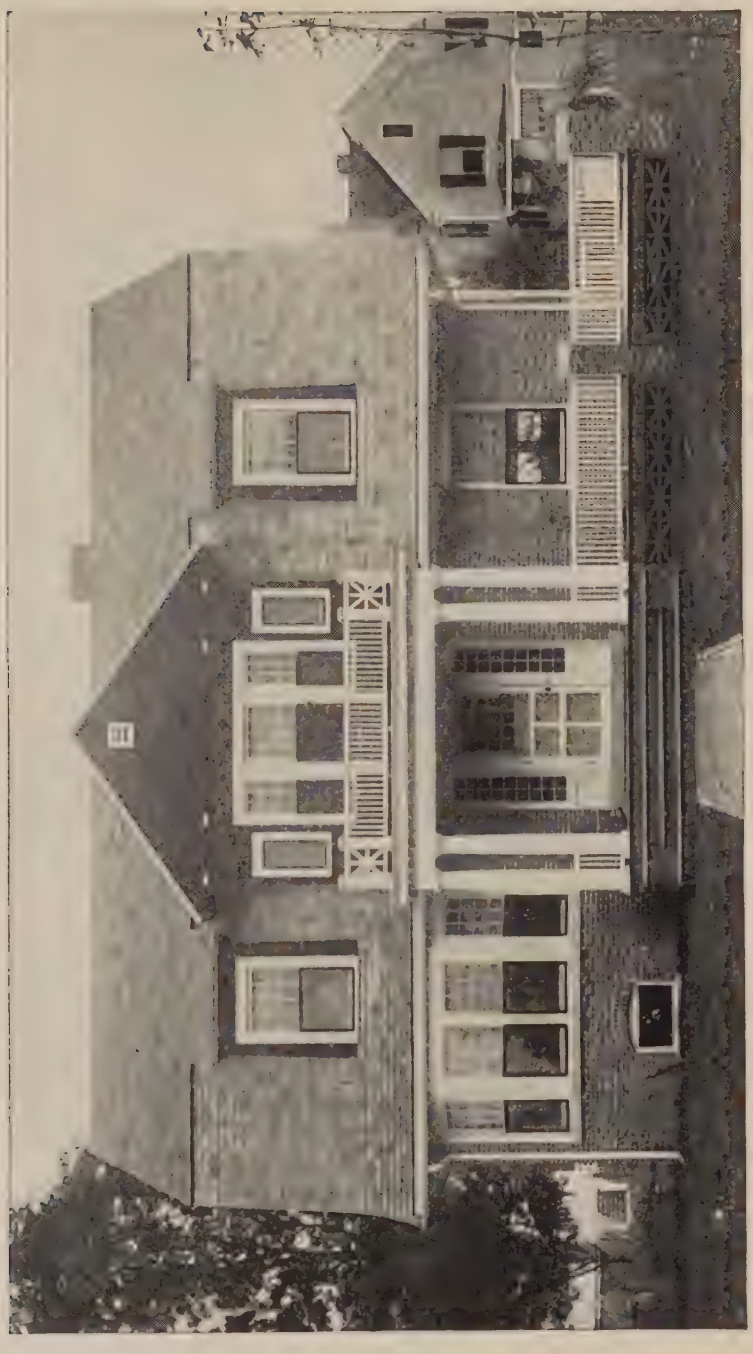
Second Floor Plan.

The result sought in the plan of this cottage was the arrangement, within the limits of a small rectangle, of an effect somewhat rambling, with attractive nooks, to utilize every square foot of space to advantage. When built the cost was $5,700, but under existing conditions of labor it would represent a value of about $6,500 complete in a suburb not dominated by city prices.

A Front View of the Cottage.

A DUTCH COLONIAL HOUSE

Walter P. Crabtree, Architect.

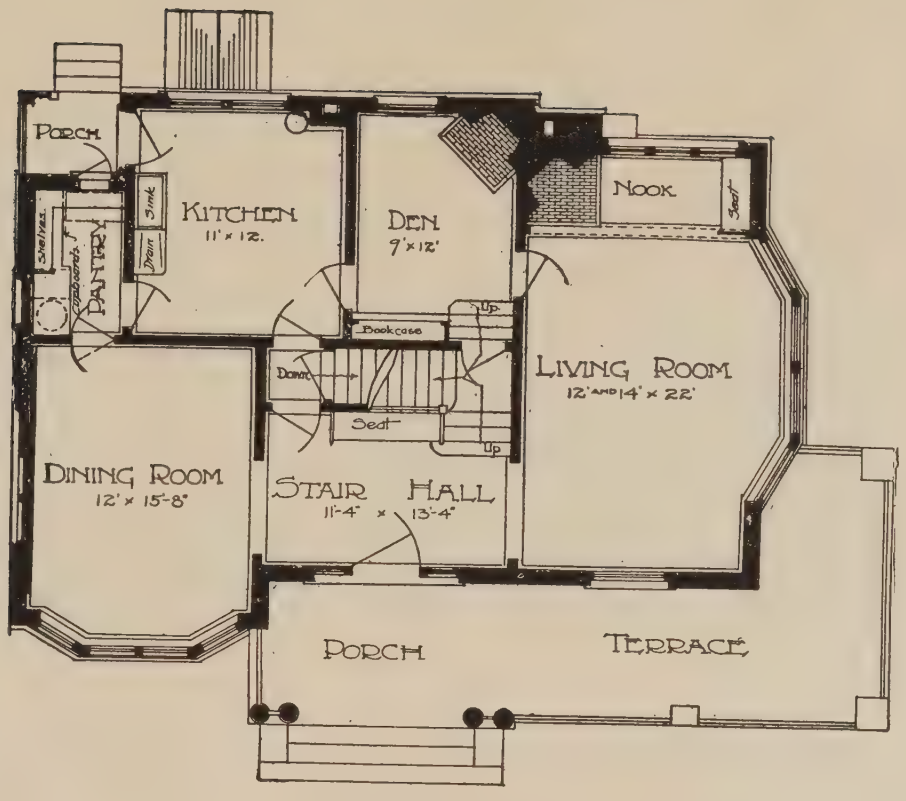


FRONT VIEW OF THE HOUSE.

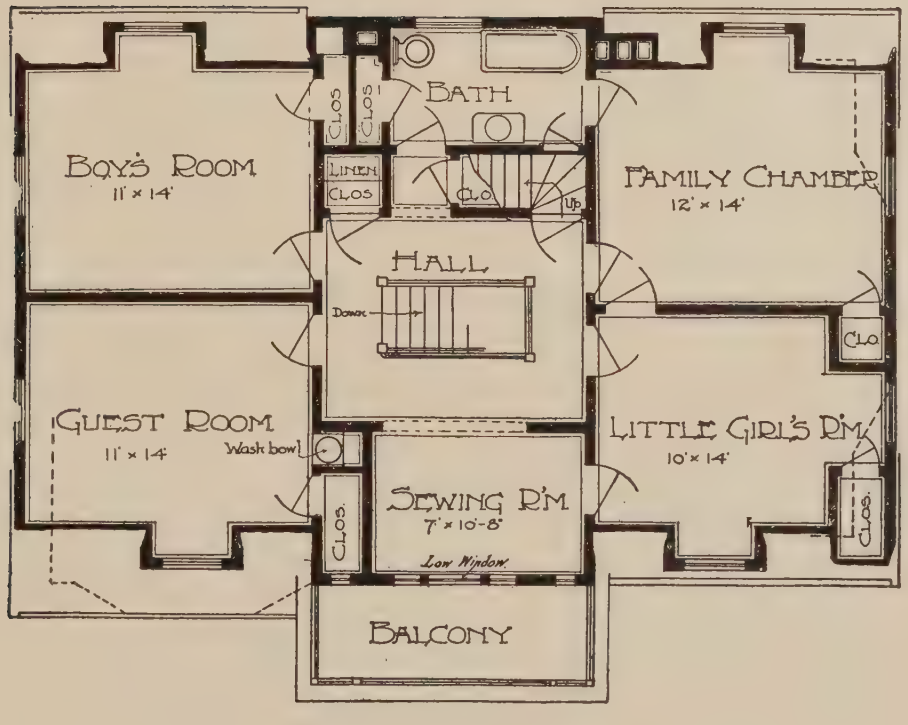
This house comes very near being all the owner and architect expected it to be. It stands in the center of the lot, facing west, with a brick walk leading to the front porch.

The leading idea throughout the construction of the house was to spend no money on things not essential to the comfort of the owner's family, but to spend all that was demanded to make a house of thorough construction and good appearance.

The cost, $5,500, was for the building complete, ready for occupancy, and, considering the amount of room it contains and general appearance, was a very reasonable figure.



First Floor Plan.



Second Floor Plan.

A NEW HOUSE ON OLD LINES

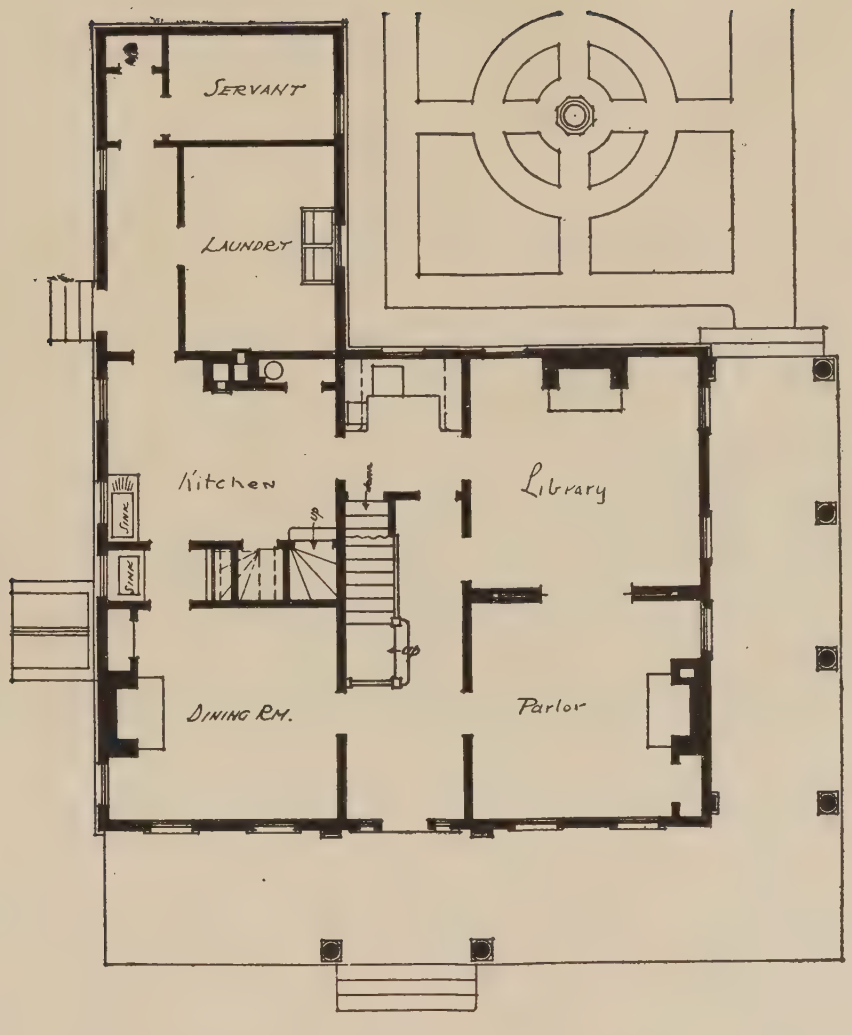
Charles E. Patch, Architect.

The house is thoroughly well built and the work was all done by local workmen. The lumber and all other woodwork mentioned in the first item was contracted for with a large firm in Maine. The doors are of red cedar, the finish is partly Gulf cypress and partly whitewood, the whitewood portion being painted and the cypress stained. The heating is hot water, and the floors hard pine throughout, rift sawed in the principal rooms and halls.

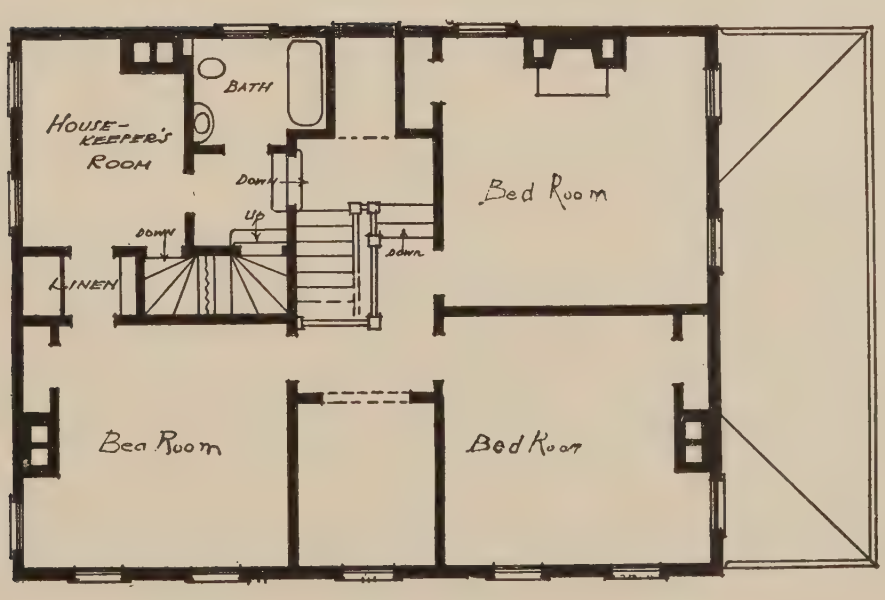
It should be noted that all the finish, both exterior and interior, was made to order from detail as were also, of course, the mantels. Old-fashioned brass hardware and brass thumb latches were used throughout.

These plans and items of cost show that, even with labor as high as it is to-day, a good type of a simple house with rooms of good size, may yet be well built at reasonable cost:

All woodwork in the building, frame, boarding, floors, sashes, doors, blinds, finish, etc.	$2,200 00
Carpenters' labor	1,025 00
Excavating cellar, mason work, plastering and fireplaces	584 00
Lathing	45 00
Window weights, nails, sheathing paper, deafening paper, metal flashings	65 00
Finish hardware	67 00
Builder's (rough) hardware	12 00
Painters' work	260 00
Mantels	70 00
Electric wiring	40 00
Heating	435 00
Plumbing	300 00
	$5,103 00
Architect	255 00
	$5,358 00



First Floor Plan.



Second Floor Plan.

A COMFORTABLE HOUSE

Seymour E. Locke, Architect.

The extreme dimensions of the building are approximately thirty-eight feet by sixty-one feet. A commodious cellar for the necessary heating apparatus, and the other usual purposes to which a cellar is put, is provided with a portion of it exposed to the outside light, the house being built on the edge of a bluff.

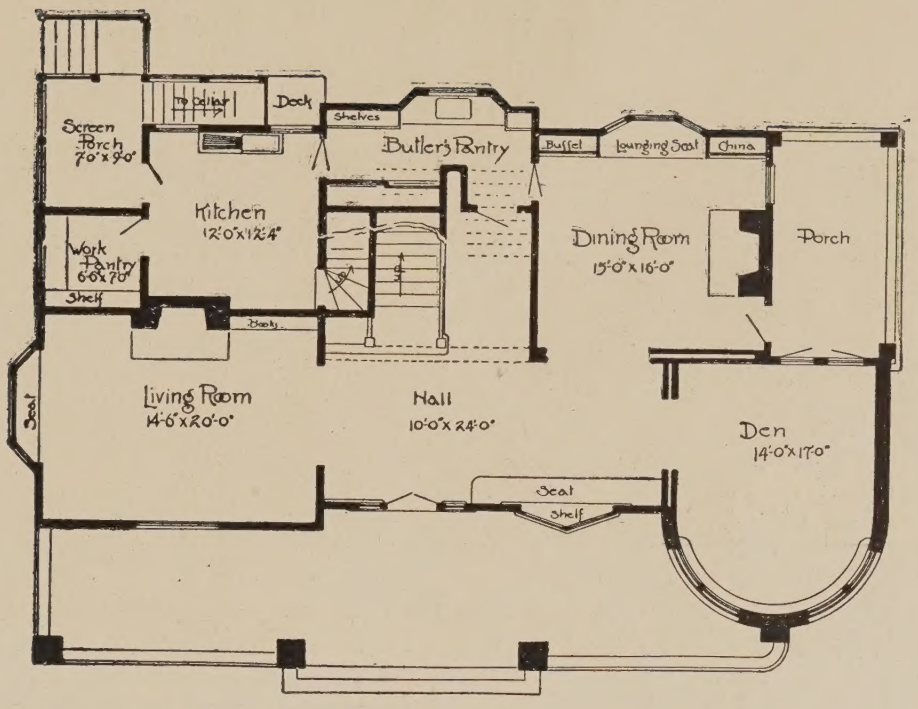
The first floor, by reference to the plans, will be seen to contain a good living-room and den at the front of the house, connected by a hall which in itself is a delightful lounging-room. The stairway leads up from this hall to a very spacious landing from the circular bay window of which charming views of valley and mountains may be had. The dining-room and kitchen at the rear are connected by the butler's pantry, which is under the stairway landing.

The second floor has sleeping rooms for family and servants; also bath-room, linen closet, etc. The floors throughout the house are double, sound proofed and laid with first quality vertical grained Oregon pine, planed, scraped and sandpapered and finished in best wax finish.

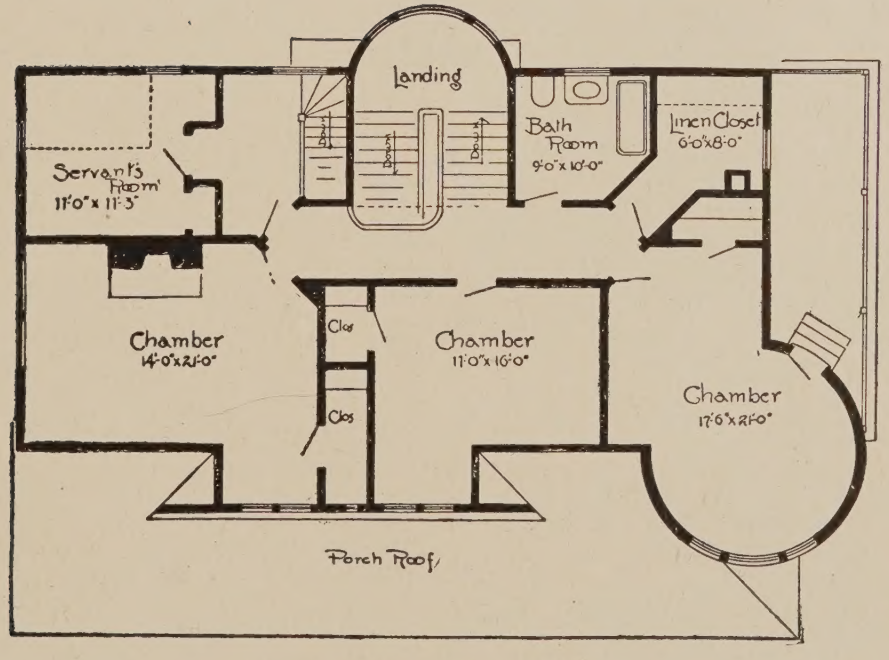
The standing trim of the first floor, except the kitchen department, is of Shasta pine, a beautiful wood with satin-like grain, growing in the high Sierras, which when varnished and rubbed to a dull gloss surface is particularly attractive. The stairway and upper hall were finished with the same wood. The plastering of the walls and ceilings of all living-rooms was finished with a rough sand coat and was tinted in strong but harmonious colors.

The woodwork of the chambers was painted with egg-shell white, and the walls covered with papers of artistic design. The plumbing fixtures were of the best sanitary type, the hardware as good as is made for wear, and the electric fixtures artistic and appropriate, matching the hardware finish in the several rooms. The construction throughout was substantial and honest.

The building was erected under contract at a total cost of about $5,800. This, however, was at a time when materials and labor were probably at least ten per cent less than they are to-day.



First Floor Plan.



Second Floor Plan.

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